

Price on request

Contact agency

CIM Occitanie - Montauban

1A rue Voltaire

82000 Montauban

05 82 95 44 48 / contact@agencecim.fr

For sale house

Surface : 105 m²

Surface of the living : 30 m²

Surface of the land : 2100 m²

View : Campagne

Hot water : Electrique

Inner condition : GOOD

Features :

electric shutters, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

3 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings

Energy class (dpe) : D

Document non contractuel

08/02/2026 - Prix T.T.C



House 10 226 Montauban

For Sale 10 226 - 3482A - Montauban SOUTH Located in the quiet and sought-after residential neighborhood of Vignarnaud, in the Le Fau area, this single-story house of approximately 105 m² sits on a fenced and well-maintained plot of 2,100 m², just minutes from Montauban city center. It features a bright living room of about 30 m², a semi-open equipped kitchen, three bedrooms, an office (which can be used as an additional bedroom), a pantry with storage next to the kitchen, and a bathroom with a walk-in shower. The house offers comfortable amenities such as reversible air conditioning, double glazing, automated solar rolling shutters with central control, mosquito screens in the bedrooms, and a motorized electric gate. Outside, the landscaped grounds include a 4 x 8 meter swimming pool with sand filtration, featuring a new liner installed in 2024. A detached garage of 35 m², tiled and insulated, with a motorized door, offers strong potential for expansion. A 30 m² carport provides parking space for two vehicles. Compliant independent sanitation system and energy rating (DPE) class C. Property tax amounts to €1,700. Information on risks related to this property, including the legal obligation for brush clearing, is available on the Géorisques website: <http://www.georisques.gouv.fr>. To arrange a viewing, please contact Christian HAMON, Sales Agent, at 06.62.11.49.84 or by email at c.hamon82000@gmail.com. His RSAC number in Montauban is 488 821 059. The asking price is €310 000, agency fees included.

