

**367 500 €**

**Contact agency**  
**CIM Occitanie - Montauban**

1A rue Voltaire  
82000 Montauban  
05 82 95 44 48 / [contact@agencecim.fr](mailto:contact@agencecim.fr)

**For sale contemporary house**

**4 rooms**

**Surface : 127 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 636 m<sup>2</sup>**

**Year of construction : 2020**

**Exposition : Sud est**

**Hot water : Thermodynamique**

**Inner condition : NEW**

**Features :**

electric shutters, double glazing, Automatic gate, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : A**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

02/05/2025 - Prix T.T.C



### Contemporary house 9992 Montauban

**FOR SALE - 9992** - In Montauban close to all amenities, let yourself be seduced by a contemporary RT 2012 type T4 house on one level of 127 m<sup>2</sup> on a plot of 636 m<sup>2</sup>. It offers a charming and beautiful living space of 60 m<sup>2</sup> with a kitchen open to the living room opening onto the covered terrace of approximately 15 m<sup>2</sup>. The night side consists of 2 bedrooms of 12.83 m<sup>2</sup> and a master suite of 21 m<sup>2</sup> with its bathroom and dressing room. There is a bathroom with a spa shower, a double sink unit and a towel dryer. It has 2 WCs, one at the entrance and one on the sleeping side. This house has a cellar opening onto its tiled and insulated garage of 19 m<sup>2</sup>. In terms of services, this property has a type of ducted heating and thermodynamic hot water production, RT2012 standards. The roller shutters are electric and made of aluminum. Don't waste another second and contact Christian HAMON Commercial Agent, Tel. 06.62.11.49.84 or by email [c.hamon82000@gmail.com](mailto:c.hamon82000@gmail.com). Montauban RSAC number 488 831 058. As for the sale price, it amounts to €367,500. HAI. Agency fees are the responsibility of the seller.

**Fees and charges :**

**367 500 € fees included**

