

Price on request

Contact agency

CIM Occitanie - Montauban

1A rue Voltaire

82000 Montauban

05 82 95 44 48 / contact@agencecim.fr

For sale house

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

studio, double glazing, Laundry room,
Automatic gate, CALM

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

6 parkings

Document non contractuel

01/11/2025 - Prix T.T.C



House 10 193 Ambres

For Sale 10 193 – Located in Ambres, in a peaceful setting just minutes from Lavar, this beautiful family home with 5 rooms offers approximately 200 m² of living space and stands out for its generous volumes, comfort features, and privileged lifestyle set on a 6,244 m² plot. From the entrance, you enter a bright, well-maintained home where every area is designed to combine functionality and comfort. The main living room, spacious and welcoming, centers around a fireplace perfect for family gatherings or entertaining friends. There is also a very well-equipped kitchen, with an adjoining laundry room and a toilet. Upstairs, the sleeping area includes four comfortable, well-lit bedrooms, each offering lovely open views of the garden. You will also find a bathroom, a shower room, and a toilet, all thoughtfully arranged to suit family life. An independent studio of 20 m² with a shower room and a toilet completes the property, ideal for hosting guests. In terms of comfort, the house boasts quality features including underfloor oil heating, three air conditioning units installed (two upstairs, one on the ground floor), central vacuum system, double glazing on all windows, and a working chimney. Compliant on-site sewage system Energy performance rating: Class C, ensuring good energy efficiency Property tax: €2,400 Outside, everything is set up to fully enjoy the fine weather. The 12 x 7 meter infinity pool is complemented by a large



for brush cleaning, is available on the Georisques website.

<http://www.georisques.gouv.fr>. To arrange a viewing, please contact Christian

HAMON, Sales Agent, Tel. 06.62.11.49.84 or by email at

c.hamon82000@gmail.com. Montauban RSAC number 488 831 058. The asking

price is €689,000 Agency Fees Included. Agency fees are paid by the seller.

Fees and charges :

