

Price on request

Contact agency
CIM Occitanie - Montauban

1A rue Voltaire

82000 Montauban

05 82 95 44 48 / contact@agencecim.fr

For sale house

6 rooms

Surface : 201 m²

Surface of the living : 49 m²

Surface of the land : 8589 m²

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

Bedroom on ground floor, double glazing,

Laundry room, Automatic gate

4 bedroom

1 terrace

1 bathroom

2 showers

2 WC

4 garage

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

18/09/2025 - Prix T.T.C



House 10171 Caudecoste

FOR SALE 10171 - We invite you to discover an elegant character home offering 201 m² of living space, a former winery fully renovated that artfully combines old-world charm with modern functionality, all set on a wooded 8,589 m² plot tucked away from prying eyes. Upon entering, you'll be charmed by a bright and spacious 49 m² living room opening onto a custom kitchen adorned with marble, a warm living area complemented by a ground floor bedroom of 13.20 m², an elegant bathroom, separate toilet, and a perfectly integrated 28 m² laundry room. Upstairs features three generously sized bedrooms, including one on the mezzanine, an office, as well as a shower room and a separate toilet. The entire space is enhanced by stunning exposed beams that give the home undeniable authenticity and character, while plenty of built-in storage makes daily life easier. Outside, a large private terrace offers the chance to enjoy a lush park landscaped with several fruit trees, creating a true haven of peace perfect for relaxation and socializing. The property also includes a 130 m² outbuilding housing a garage and a workshop, providing numerous possibilities for customization, and presents rare potential with future plot subdivision options thanks to the ongoing revision of the local urban plan (PLU). A drip irrigation system, well, and rainwater collector complete this property. Heating is oil-fired, with triple insulation in the sloped attic and interior wall insulation. It also features an inset fireplace, electric gate, and fiber optic.

