

## Price on request

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

1A rue Voltaire

82000 Montauban

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### For sale house

**Surface : 1996 m²**

**Surface of the living : 40 m²**

**Surface of the land : 120 m²**

**View :** Campagne

**Hot water :** Fuel

**Inner condition :** GOOD

**External condition :** GOOD

**Couverture :** tiling

### Features :

electric shutters, Bedroom on ground floor, double glazing, Automatic gate

4 bedroom

1 terrace

1 bathroom

1 WC

2 garage

3 parkings

**Energy class (dpe) :** C

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

Document non contractuel

17/02/2026 - Prix T.T.C



## House 10 227 Montauban

For Sale 10 227 - Located in the sought-after Fonneuve neighborhood in northern Montauban, in a peaceful and green setting, this single-story family home with 5 rooms and 135 m² of living space sits on a plot of approximately 5,700 m², offering a rare and privileged lifestyle. The house features a bright living room of about 40 m², an equipped kitchen, three spacious and comfortable bedrooms (14.2 m², 13.7 m², 14.8 m²), all with built-in storage, a separate office perfect for remote work, a large bathroom, and a separate toilet. Comfort is ensured by underfloor heating powered by a new condensing oil boiler that also provides hot water. The aluminum joinery includes double-glazed windows with screens, as well as electric and manual shutters. Outside, the property extends over an exceptional 5,700 m² plot, offering space, privacy, and many possibilities for landscaping. You will enjoy a 10 x 5 m swimming pool, a welcoming terrace, a garage, an automatic gate, and a technical room equipped with a shower and a toilet, ideal for summer days. The energy performance rating is class D. The sanitation system is autonomous. Property tax amounts to €2,775. Information on the 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 visit, please contact Christian HAMON, Sales Agent, at 06.62.11.49.84 or by email at [chamon82000@gmail.com](mailto:chamon82000@gmail.com). PSAC Montauban number 488 824 058. The sale

