

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 : 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 c.hamon82000@gmail.com. RSAC Montauban number 188 821 059. The sale

