

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 : 216 m²

Surface of the living : 62 m²

Surface of the land : 955 m²

View : Citadine

Hot water : Gaz

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

double glazing, Laundry room, Automatic gate, CALM

4 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

1 parking

1 cellar

Document non contractuel

06/10/2025 - Prix T.T.C



House 10182 Montauban

****House FOR SALE**** - 10182 - Montauban, Beau Soleil neighborhood close to downtown, near schools and shops, a spacious architect-designed T5 house of 220 m² offers generous living spaces and a pleasant setting with an 8 x 4 swimming pool equipped with an electric rolling cover, and a 955 m² fenced and beautifully landscaped garden. It features a large entrance leading to a bright and spacious 62 m² living room with high ceilings, two large glass doors opening to the outside, and a fireplace. The living room includes a mezzanine perfect for setting up an office, a playroom, or a fitness area. The kitchen is new, with a large adjoining laundry room. There is also a patio to enjoy outdoor dining. Additionally, the ground floor includes a 27 m² master suite with a walk-in closet, a bathroom (bathtub, shower, double sinks), and a separate toilet, as well as a cellar in the basement of about 24 m². Upstairs, three large bedrooms of approximately 20 m² each and a bathroom complete the layout. Underfloor heating with a gas boiler and a gas water heater, double glazing on most openings. Energy rating E. A garage of about 50 m², accommodating 2 cars, completes the property. A rare opportunity to discover quickly, not to be missed! Information about the risks associated with this property, including the legal obligation for brush clearing, is available on the Géorisques website: <http://www.georisques.gouv.fr>. For a visit, contact Christian HAMON, Sales Agent, at 06 62 11 40 84 or by email at chamon82000@gmail.com.

