

**231 000 €**

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

1A rue Voltaire  
82000 Montauban  
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**For sale house**

**Surface : 120 m²**

**Surface of the living : 31 m²**

**Surface of the land : 700 m²**

**Exposition : Nord est**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

electric shutters, Bedroom on ground floor,  
double glazing, CALM

4 bedroom

2 terraces

1 bathroom

2 WC

1 garage

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

03/07/2025 - Prix T.T.C



### House 10146 Nègrepelisse

FOR SALE n°10 146 – 10 minutes from Montauban in the commune of Nègrepelisse a T5 house of approximately 120 m², on a plot of 700 m². This house consists of a fully equipped American kitchen of 11 m² opening onto a living room of approximately 35 m², 4 bedrooms of 10 to 12 m² equipped with cupboard, a shower room, wc and a garage of 25 m² with a mezzanine of 10 m² and a summer kitchen at the rear of 10 m². The living room opens onto a magnificent veranda of 23 m² allowing you to enjoy the garden at the rear of the house and the first rays of spring sunshine. Located 2 minutes from the village center, the house benefits from a quiet environment and an 8 x 4 indoor swimming pool, all on a closed and wooded plot of 700 m². In terms of services, we have a fireplace with insert in the living room, double-glazed windows with electric roller shutters, electric heating as well as an electric water heater. Don't waste a second and contact Christian HAMON, Commercial Agent, for a visit, Tel. 06.62.11.49.84 or by e-mail [c.hamon82000@gmail.com](mailto:c.hamon82000@gmail.com). Montauban RSAC number 488 831 058. As for the sale price, it amounts to 231,000 euros. The fees included are the responsibility of the seller.

**Fees and charges :**

**231 000 € fees included**

