

Price on request

Contact agency
CIM Occitanie - Montauban

1A rue Voltaire

82000 Montauban

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For sale house

Surface : 220 m²

Surface of the land : 6370 m²

View : Campagne

Hot water : Thermodynamique

Inner condition : GOOD

External condition : a refresh

Couverture : tiling

Features :

pool house, electric shutters, double glazing, Laundry room, Automatic gate, CALM

4 bedroom

1 terrace

1 shower

2 WC

4 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

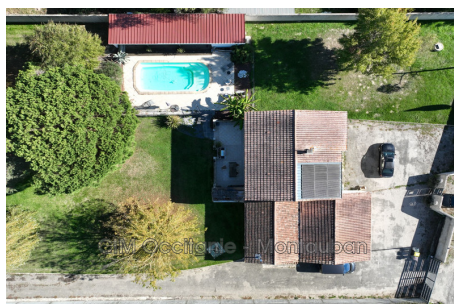
Document non contractuel

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



House 10185 Nègrepelisse

House FOR SALE - 10185 4969A Spacious 5-room house of 220 m² on a 3,970 m² plot in Nègrepelisse, just 10km from Montauban. Located between Nègrepelisse and Saint Etienne de Tulmont, in a very quiet area, this large 5-room house offers generous space and plenty of natural light. On the ground floor, you'll find a living area of 85 m² including a large tiled lounge with two wide bay windows that flood the room with light, as well as a fully equipped open kitchen with floating parquet flooring and two windows. A fireplace completes this welcoming space. An adjoining laundry room provides extra storage or a place to store food supplies. Also on the ground floor, a large room of 41.8 m² offers the potential to create a spacious master suite, with a dressing area and bathroom (a toilet is already present). This room also benefits from a bay window, making it very bright. Additionally, there are two large garages of 41.8 m² each, ideal for parking your car and storing equipment. Upstairs, you'll find four bedrooms of around 10 m² each, all with floating parquet flooring and closets. Two bedrooms are separated by a large dressing room, one has access to a balcony, and there is one simpler bedroom. A modern bathroom with a walk-in shower, double sinks, and toilet completes the upper floor. Access is via a modern wooden staircase, adding a charming touch to the whole. Outside, enjoy a perfect setting with a terrace



featuring an outdoor kitchen and a swimming pool accompanied by its pool house. This property offers a pleasant living environment, combining space, comfort, and peace of mind, just minutes from the center of Saint Etienne de Tulmont. Information on the risks to which this property is exposed, 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, Tel. 06.62.11.49.84 or by email at c.hamon82000@gmail.com. RSAC Montauban number 488 831 058. The sale

price is €380,000 Agency Fees Included. Agency fees are the responsibility of the seller.

Fees and charges :