

376 950 €

Contact agency

CIM Occitanie - Montauban

1A rue Voltaire

82000 Montauban

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For sale house

6 rooms

Surface : 200 m<sup>2</sup>

Surface of the land : 3000 m<sup>2</sup>

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

electric shutters, Bedroom on ground floor, double glazing, Chauffage type RR, Laundry room, Automatic gate, CALM

5 bedroom

2 terraces

2 bathrooms

1 shower

3 WC

4 parkings

Document non contractuel

13/06/2025 - Prix T.T.C



### House 10130 Meuzac

For sale, Ref. 10 130 - Located in the charming town of Meuzac, just a five-minute walk from local shops and 19 minutes from the center of Montauban, this splendid detached house is a true gem offering an unparalleled living environment. It offers a comfortable living space of 196 m<sup>2</sup>, spread over two levels. It has five cozy bedrooms, two bathrooms, a shower room, and three toilets, meeting all the requirements of a modern family. To guarantee your comfort, the house has a fully equipped open-plan kitchen and a high-performance aérothermal heat pump heating system (PAC Air/Air). It is also equipped with a thermodynamic hot water system, thus offering real energy savings. A wood-burning stove completes the heating equipment, providing a gentle and pleasant warmth. The interior, in impeccable condition, testifies to the attention paid to its regular maintenance. Facing south, the house enjoys beautiful light and offers breathtaking views of a pretty garden and a secure 11 x 5 m swimming pool, creating a truly peaceful atmosphere. The vast 3,000 m<sup>2</sup> plot also offers two superb terraces. An automatic gate provides access to four parking spaces. The house has multiple amenities such as electric shutters, a laundry room, a bedroom on the ground floor, double glazing, and suitable heating systems. The surrounding calm is a real highlight. Contact Christian HAMON, Sales Agent, without delay for a visit at 06.62.11.49.84 or by email at [hamon82000@gmail.com](mailto:hamon82000@gmail.com). Montauban BSAC number 488 821

