

## Price on request

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

1A rue Voltaire

82000 Montauban

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### For sale house

**Surface : 140 m²**

**Surface of the land : 1161 m²**

**Year of construction : 2015**

**View : Campagne**

**Hot water : Thermodynamique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

### Features :

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

5 bedroom

1 terrace

1 bathroom

1 WC

1 garage

3 parkings

**Energy class (dpe) : B**

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

Document non contractuel

16/10/2025 - Prix T.T.C



## House 10189 Montauban

House FOR SALE 10188 – Golf District in Montauban. Located in the highly sought-after Golf district, just steps from shops, this beautiful 6-room house of 135 m² sits on a large plot of 1,161 m². It features a spacious living room with a fully equipped open kitchen of about 49 m², creating a warm and modern living space. Two large bay windows bring in plenty of natural light and open directly onto the garden. You'll also find a large 5 m² pantry for storage and an attached garage of 19.2 m². In the sleeping area, the house offers 5 bedrooms of 12.26 m² each, all equipped with large built-in wardrobes. One bedroom has direct access to the garden through a French door, perfect for enjoying breakfast outside. If five bedrooms seem too many, it's entirely possible to convert one into an office or a multifunctional room to suit your needs. The 7.52 m² bathroom is modern and practical, featuring a large walk-in shower, double sinks, and a wide mirror. For comfort, the house benefits from gas underfloor heating and a heat pump water heater, ensuring excellent energy efficiency (DPE B). It is also fitted with full double glazing and electric aluminum roller shutters for optimal comfort. The living areas have tiled floors, adding warmth and elegance. Outside, a large terrace at the entrance allows you to fully enjoy nice days for meals or drinks. The 1,161 m² plot also offers space to park 4 to 5 vehicles. An ideal home for a large family looking for space, comfort, and brightness in a quiet and sought-after area of Montauban. Information on risks

