

**Price on request**

**Contact agency**

**CIM Occitanie - Montauban**

1A rue Voltaire

82000 Montauban

05 82 95 44 48 / contact@agencecim.fr

**For sale house**

**6 rooms**

**Surface : 175 m²**

**Surface of the living : 41 m²**

**Surface of the land : 1500 m²**

**Year of construction : 1967**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : a refresh**

**Features :**

Bedroom on ground floor, double glazing

5 bedroom

2 bathrooms

1 WC

1 garage

**Energy class (dpe) : E**

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

Document non contractuel

19/12/2025 - Prix T.T.C



### House 10113 Montauban

FOR SALE No. 10 113 - In the town of Montauban, Gasseras neighborhood, less than 2 km from the SNCF train station, a two-story house offering 129 m² of living space on a 1500 m² plot. It features a large southeast-facing living room of 42 m², an independent kitchen of 17 m², 3 spacious bedrooms, and a shower room. On the ground floor, there is a 145 m² garage adjoining an outbuilding of 46 m², which includes two rooms, a kitchen, and a shower room, as well as a 100 m² workshop. The heating system runs on fuel, hot water is provided by an electric water heater, and the sewage system needs to be redone with a micro-treatment plant to be installed. The windows are double-glazed. While in need of modernization, this property offers great potential. There is also the possibility to change its use to convert the residence into a professional space or other function. Information regarding the risks affecting this property, including the legal obligation for brush clearing, can be found on the Géorisques website: <http://www.georisques.gouv.fr>. To arrange a visit, please contact Christian HAMON, Commercial Agent, at 06.62.11.49.84 or by email at c.hamon82000@gmail.com. RSAC Montauban number 488 831 058. The selling price is €206,700 Agency Fees Included. Agency fees are the responsibility of the seller.

Fees and charges :

