

325 500 €

Contact agency
CIM Occitanie - Montauban

1A rue Voltaire

82000 Montauban

05 82 95 44 48 / contact@agencecim.fr

For sale house

8 rooms

Surface : 153 m²

Surface of the living : 34 m²

Surface of the land : 1249 m²

Year of construction : 1960

Hot water : Electrique

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

electric shutters, Bedroom on ground floor,
double glazing, Automatic gate

6 bedroom

1 terrace

2 shower

2 WC

3 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

03/05/2025 - Prix T.T.C



House 10020 Montauban

FOR SALE n°10020 - Come and discover this charming 153 m² detached house located in the Sapiac district of Montauban. This property built in the 1960s and renovated in 2000 is in good general condition and offers two levels of accommodation on a plot of 1249 m². Although requiring some modernization, the house has comfortable amenities: double glazing, electric roller shutters and an automatic gate. You will be seduced by its 34 m² living room and its fireplace with insert, ideal for moments with family or friends. The house has 6 bedrooms, 1 shower room, 1 bathroom and 2 toilets. To make your daily life easier, one of the bedrooms is on one level. Its fitted kitchen, city gas heating and electric hot water are significant assets. The sanitation system is all sewer. Outside, a terrace will allow you to enjoy the sunny days. Don't wait any longer to visit this rare gem which is just waiting for your development projects! Sapiac is a historic and lively district of Montauban, a town located in the department of Tarn-et-Garonne in the Occitanie region. Unmissable, Sapiac is well known for its rugby stadium, symbol of local passion for this sport. The neighborhood combines traditional architecture with modern housing, ensuring an atmosphere that is both authentic and contemporary. There are also various shops, schools and leisure facilities, creating a dynamic and friendly community. The green spaces adjacent to the Tarn offer bucolic landscapes, ideal for a walk or a picnic. Sapiac is like Montauban:

