

245 000 €

Contact agency
CIM Occitanie - Montauban

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For sale house

7 rooms

Surface : 176 m²

Surface of the land : 4017 m²

Year of construction : 1850/1940

View : Campagne

Hot water : Electrique

Inner condition : to renovate

External condition : to renovate

Couverture : tiling

Features :

electric shutters, CALM

Energy class (dpe) : F

Emission of greenhouse gases (ges) : G

Document non contractuel

01/07/2025 - Prix T.T.C



House 10 008 Albias

FOR SALE #10008 - A beautiful traditional house in the peaceful commune of Albias, located approximately 20 minutes west of Montauban. This period residence offers 176 m² of living space spread over two levels, all set on a large 4,000 m² plot, surrounded by green fields, giving the building plenty of potential. Its total construction extends over 515 m². On the ground floor, it offers a large hall leading to a staircase leading to the upper floor, as well as a variety of separate rooms that offer multiple possibilities for an imaginative renovation. Two traditional fireplaces add character to the house. The upper floor, meanwhile, has three spacious bedrooms and a 7.80 m² bathroom. The property also includes a garage measuring 83 m² and another large room of 75.50 m² which, after renovation, could be used to extend the living space. In addition, there is an outbuilding of approximately 85 m² which could be used as an additional garage, storage area, or workshop. An electric water heater and oil-fired central heating are present but require replacement. This property is not located in a flood zone and guarantees serene tranquility, surrounded by a natural environment. It is the ideal location for those looking to turn a renovation project into reality. You are invited to discuss this superb opportunity directly with Christian HAMON, the sales agent in charge, at 06.62.11.49.84. His RSAC number in Montauban is 488 831 058. Finally, the sale price is set at 245 000 €, agency fees are the responsibility of the seller.

