

255 000 €

For sale house

4 rooms

Surface : 134 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Surface of the land : 3864 m<sup>2</sup>

Year of construction : 1983

View : Dégagée

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Features :

fireplace, double glazing, Automatic gate, calm

3 bedroom

2 showers

1 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

20/05/2024 - Prix T.T.C



## House 9957 Albias

FOR SALE - on ALBIAS, come and discover a charming 80s one-bedroom house on a plot of 3864 m<sup>2</sup>. This 150 m<sup>2</sup> house is on 2 levels. We find at the entrance of the house a veranda of 24 m<sup>2</sup>. The first floor includes an entrance leading to a hall of 25 m<sup>2</sup>. The floor has 3 bedrooms, one of 15 m<sup>2</sup> and 2 of around 13 m<sup>2</sup>, a bright living room of 33 m<sup>2</sup>, a separate kitchen with plenty of storage. At this level there is also 1 bathroom with a single washbasin unit. In the basement we therefore find the same area as above, with the possibility of creating a workshop or of parking several cars there. This property is equipped with radiators powered by electric heating, electric shutters except basement. Being in a quiet area and 2 minutes by car from the first shops, this property is perfectly located on a magnificent fenced plot with electric gate, trees and can accommodate a swimming pool.

Improvement work on the house is to be expected. Do not waste a second and get in touch for a visit with Christian HAMON Commercial Agent, Tel: 06.62.11.49.84 or by email [c.hamon82000@gmail.com](mailto:c.hamon82000@gmail.com). Montauban RSAC number 488 831 058. As for the selling price, it amounts to €367,500 Agency fees included. Agency fees are the responsibility of the seller.

