

380 000 €

For sale house

6 rooms

Surface : 150 m<sup>2</sup>

Surface of the living : 36 m<sup>2</sup>

Surface of the land : 1300 m<sup>2</sup>

Exposition : Sud nord

Hot water : Thermodynamique

Inner condition : good

External condition : good

Couverture : tiles

Features :

fireplace, Bedroom on ground floor, double glazing

4 bedroom

2 terraces

1 bathroom

1 WC

1 garage

Document non contractuel

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



## House 9958 Beaumont-de-Lomagne

Ref 9958 FOR SALE – Traditional 5-room house of 130 m<sup>2</sup> on a basement of 150 m<sup>2</sup> including a studio of 47 m<sup>2</sup>. Immediate proximity to the center of the village, this luxury villa will seduce you with its pretty volumes including a kitchen of 15.70 m<sup>2</sup>, 3 bedrooms of 11-13.5 and 15 m<sup>2</sup>, an office of 12.6 m<sup>2</sup> and a living room of 36 m<sup>2</sup>. This beautiful house offers superb services, namely heat pump heating from 2022, thermodynamic hot water tank from 2022, recent double glazing, insulation of the attic redone in 2021. This house is also equipped with a fireplace for maximum comfort. winter by the fireside. This house has a huge 150 m<sup>2</sup> basement with an independent 47 m<sup>2</sup> studio, a large 57 m<sup>2</sup> garage, a 41 m<sup>2</sup> laundry room that can be used as a games room and a 37 m<sup>2</sup> clearance area for the cellar. wine and firewood storage. The land of approximately 1300 m<sup>2</sup> allows you to create a swimming pool or vegetable garden. 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 e-mail [c.hamon82000@gmail.com](mailto:c.hamon82000@gmail.com). Montauban RSAC number 488 831 058. As for the sale price, it amounts to €367,500 Agency fees included. Agency fees are the responsibility of the seller.

