

245 000 €

For sale house

7 rooms

Surface : 176 m<sup>2</sup>

Surface of the land : 4017 m<sup>2</sup>

Year of construction : 1850/1940

View : Campagne

Hot water : Electrique

Inner condition : to renovate

External condition : to renovate

Couverture : tiles

Features :

electric shutters, calm

Energy class (dpe) : F

Emission of greenhouse gases (ges) : G

Document non contractuel

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



## House 10 008 Albias

FOR SALE - Quietly, in the town of Albias twenty minutes west of Montauban, a large old T8 house of approximately 230m<sup>2</sup> of living space on a plot of 4017m<sup>2</sup> surrounded by fields. This house is on 2 levels. On the ground floor, a large entrance corridor giving access to the first floor, then a succession of rooms which gives free rein to the imagination for a rearrangement of this house, a living/dining room of 25m<sup>2</sup> with a fireplace old and its wood stove, a fitted kitchen of 25m<sup>2</sup>, a living room of 40m<sup>2</sup>, 2 bedrooms of approximately 12m<sup>2</sup>, a bathroom as well as a renovated room of 14m<sup>2</sup>. Upstairs, there are 3 other spacious bedrooms, a 5m<sup>2</sup> dressing room and a 9m<sup>2</sup> bathroom. The house has several outbuildings, which can be used as a garage, storage spaces or a workshop. The old 59m<sup>2</sup> workbench can also be renovated to expand the living area. An electric cumulus and oil central heating with radiator equip this house. For home improvement, plan to install a heat pump. This house has a lot of potential, some work such as exterior rendering is required but the roof is in good condition. This place will allow you to be calm, surrounded by nature. Let yourself be seduced! For more information, please contact Christian HAMON Commercial Agent, tel:

06.62.11.49.84. Montauban RSAC number  
Fees are the responsibility of the seller.

### Legal information

245 000 €

Fees paid by the owner, no current procedure  
this property is exposed is available on [geo](#)

