

**254 000 €**

**For sale maison de ville**

**4 rooms**

**Surface : 126 m²**

**Surface of the living : 31 m²**

**Surface of the land : 295 m²**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**External condition : to renovate**

**Couverture : tiles**

**Features :**

electric shutters, double glazing, calm

3 bedroom

1 terrace

1 shower

2 WC

1 garage

**Legal information**

254 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**Maison de ville 10097 Montauban**

FOR SALE No. 10 097 - In the town of MONTAUBAN, Issanchou district, house of 126 m² spread over 2 levels on a plot of 295 m². This adorable house offers a spacious and bright living room of 31 m², a fully fitted independent kitchen and a dining room of 20 m². Upstairs, you will find three comfortable bedrooms, a bathroom with walk-in shower and an office space. On the ground floor there is a 14 m² room now fitted out to accommodate a jacuzzi. This room can easily be transformed into a fourth bedroom. The house also benefits from a beautiful terrace which adds to its charm. The East-West exposure of the house guarantees you sufficient light throughout the day. Sanitation is provided by a sewer system. The interior is in good condition with gas heating. This house also comes with interesting services such as electric roller shutters, double glazing and above all, the guarantee of a calm environment. Enjoy an outdoor space of 295 m², ideal for...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : C  
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RCS 524921350 Toulouse - Code NAF 6831Z - SIRET 52492135000020 - Garantie financière : GALIAN 120 000 €

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