

**243 800 €**

**For sale house**

**4 rooms**

**Surface : 105 m²**

**Surface of the living : 38 m²**

**Surface of the land : 500 m²**

**Year of construction : 2013**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Volet roulant Manuel, Bedroom on ground floor, double glazing, Automatic gate

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

**Legal information**

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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).



**House 10 085 Montauban**

**FOR SALE n° 10078** Located in the "7 deniers" district, a traditional T4 house of 136m² on 2 levels on a plot of 250m². This house has on the ground floor a kitchen of 11.30 m², a large dining room of 30 m², a 9 m² bathroom and an 8 m² office. Upstairs there are 2 bedrooms of approximately 11 and 14 m², one of which opens onto the 19 m² terrace. This house has a garage and is equipped with double-glazed joinery, oil central heating which can be replaced by reversible air conditioning for an improvement of the habitat. This house, ideally located in a residential area, requires improvement work and has a lot of potential to make it an exceptional home. Don't waste a second and contact Christian HAMON, Sales 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 sale price, it amounts to €504,000 Agency Fees Included. The agency fees are the responsibility of the seller.

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05 67 33 93 50 - [contact@agencecim.fr](mailto:contact@agencecim.fr) - [www.agencecim.fr](http://www.agencecim.fr)

RCS 524921350 Toulouse - Code NAF 6831Z - SIRET 52492135000020 - Garantie financière : GALIAN 120 000 €

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