

**5** 05 67 33 93 50

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## 450 000 €

For sale house

4 rooms

Surface: 200 m²

Surface of the living: 44 m² Surface of the land: 377 m² Year of construction: 1900 Exposition: Sud ouest

View: Jardin
Hot water: Gaz
Inner condition: good
External condition: good
Couverture: tiles

Features :
Buanderie, calm

3 bedroom

1 terrace

1 bathroom

1 show er

2 WC

1 cellar

## Legal information

450 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on <a href="mailto:georisques.gouv.fr">georisques.gouv.fr</a>,



## House 10034 Montauban

FOR SALE No. 10 034 — Charm and authenticity define this large Toulouse-style house of approximately 200 m² located in Montauban, in the sought-after Beausoleil neighborhood. The area offers a peaceful residential environment, with schools, local shops, and healthcare facilities nearby. Dating from the 20th century, this home boasts unobstructed views of the garden and is southwest facing. On the ground floor, you'll find a fitted independent kitchen, a spacious 44 m² living room with solid wood flooring, a 15 m² office, and a toilet. Upstairs, there is a large master bedroom of 34 m² with an 11 m² en-suite shower room, two bedrooms measuring 16 and 17 m², a bathroom, and a separate toilet. The entire house is in good condition. Outside, enjoy a lovely covered terrace of 31 m² on a 377 m² plot. Functional amenities include gas central heating (new boiler) and gas water heater; the property is connected to the mains drainage system. Additional...

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