

**399 000 €**

**For sale house**

**5 rooms**

**Surface : 146 m²**

**Surface of the living : 65 m²**

**Surface of the land : 4000 m²**

**Year of construction : 2010**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

Pool house, electric shutters, Bedroom on ground floor, double glazing, Buanderie, Automatic gate, calm

3 bedroom

2 terraces

1 bathroom

2 WC

1 garage

4 parkings

**Legal information**

399 000 €

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).



**House 10143 Sainte-Juliette**

**FOR SALE 10143. LAUZERTE area,** You will be charmed by this splendid traditional house of 160 m² on a plot of 4,000 m². This house is located on the hillside less than 5 km from the listed village of LAUZERTE. Offering a living environment for nature lovers, you will find inside, a large living room of 66 m² very bright panoramic shape with 3 bay windows, a fully equipped kitchen and a storeroom. Night side, we have 4 beautiful bedrooms 10 to 13 m², a large bathroom of 12 m² with its corner balneotherapy bathtub and its Italian shower adds undeniable comfort, 2 toilets. For its heating, it is equipped with reversible air conditioning and a wood stove. Hot water is provided by an electric cumulus. The plus of this beautiful house, a large insulated tiled garage, a large covered terrace overlooking a superb view of the countryside, an underground tank with pump to collect rainwater and water the garden, a 10 x 5 swimming pool with electric...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1450 and 2020 € (reference year 2023)  
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CIM Occitanie - 80 Allée des Demoiselles, 31400 Toulouse

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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