

262 500 €

For sale house

6 rooms

Surface : 164 m<sup>2</sup>

Surface of the living : 32 m<sup>2</sup>

Surface of the land : 2500 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud

Hot water : Individuel

Inner condition : to modernize

External condition : a refresh

Couverture : tiles

Features :

calm, Transportation: yes, Proximity: All amenities and college, ground pool, wooded

4 bedroom

1 bathroom

1 shower

1 WC

2 garage

1 parking

Document non contractuel

21/05/2024 - Prix T.T.C



House 9858 Nègrepelisse

FOR SALE 9858 - To visit magnificent atypical house with a living area of 164 m<sup>2</sup> close to all amenities on a wooded plot of approximately 2500 m<sup>2</sup> (possibility of acquiring up to 5400 m<sup>2</sup>). This house comprises on the ground floor a large living room of 32 m<sup>2</sup> with fireplace, a living room of 19 m<sup>2</sup>, a kitchen of 13 m<sup>2</sup>, two bedrooms of 18 and 16 m<sup>2</sup>, a bathroom, a laundry room and a separate toilet. On the first floor, there are two bedrooms of 14 m<sup>2</sup> each with a shower room and access to the attic for more storage. Outside, a large outbuilding of 58 m<sup>2</sup> includes two garages of 15 and 22 m<sup>2</sup> and a separate area of 21 m<sup>2</sup> for DIY activities. Good to know: Air/water heat pump (energy class C) and compliant mains drainage. This property is a small green and peaceful nugget in the heart of the village of Nègrepelisse, do not hesitate for a second and come and visit it. Contact Carine BURGUN Sales Agent, Tel. : 06.67.84.73.74 or by email [carine.burgun82@gmail.com](mailto:carine.burgun82@gmail.com). Montauban RSAC number 908 887 904. As for the sale price, it amounts to €262,500 Agency fees included. Agency fees are the responsibility of the seller.

#### Legal information

262 500 €

Fees paid by  
this property

current procedure, information on the risks to which  
available on [georisques.gouv.fr](http://georisques.gouv.fr)

