

**231 000 €**

**For sale house**

**Surface : 120 m²**

**Surface of the living : 31 m²**

**Surface of the land : 700 m²**

**Exposition : Nord est**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

electric shutters, Bedroom on ground floor,  
double glazing, calm

4 bedroom

2 terraces

1 bathroom

2 WC

1 garage

1 parking

**Legal information**

231 000 €

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 10146 Nègrepelisse**

**FOR SALE n°10 146** – 10 minutes from Montauban in the commune of Nègrepelisse a T5 house of approximately 120 m², on a plot of 700 m². This house consists of a fully equipped American kitchen of 11 m² opening onto a living room of approximately 35 m², 4 bedrooms of 10 to 12 m² equipped with cupboard, a shower room, wc and a garage of 25 m² with a mezzanine of 10 m² and a summer kitchen at the rear of 10 m². The living room opens onto a magnificent veranda of 23 m² allowing you to enjoy the garden at the rear of the house and the first rays of spring sunshine. Located 2 minutes from the village center, the house benefits from a quiet environment and an 8 x 4 indoor swimming pool, all on a closed and wooded plot of 700 m². In terms of services, we have a fireplace with insert in the living room, double-glazed windows with electric roller shutters, electric heating as well as an electric water heater. Don't waste a second and contact Christian...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1990 and 2740 € (reference year 2024)  
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RCS 524921350 Toulouse - Code NAF 6831Z - SIRET 52492135000020 - Garantie financière : GALIAN 120 000 €

Document non contractuel - Barème des prix disponible sur notre site internet