

**380 000 €**
**For sale house**
**Surface : 220 m²**
**Surface of the land : 6370 m²**
**View : Campagne**
**Hot water : Thermodynamique**
**Inner condition : good**
**External condition : a refresh**
**Couverture : tiles**
**Features :**

Pool house, electric shutters, double glazing, Buanderie, Automatic gate, calm

4 bedroom

1 terrace

1 shower

2 WC

4 garage

1 parking

**Legal information**

380 000 €

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 10185 Nègrepelisse**

House FOR SALE - 10185 4969A Spacious 5-room house of 220 m² on a 3,970 m² plot in Nègrepelisse, just 10km from Montauban. Located between Nègrepelisse and Saint Etienne de Tulmont, in a very quiet area, this large 5-room house offers generous space and plenty of natural light. On the ground floor, you'll find a living area of 85 m² including a large tiled lounge with two wide bay windows that flood the room with light, as well as a fully equipped open kitchen with floating parquet flooring and two windows. A fireplace completes this welcoming space. An adjoining laundry room provides extra storage or a place to store food supplies. Also on the ground floor, a large room of 41.8 m² offers the potential to create a spacious master suite, with a dressing area and bathroom (a toilet is already present). This room also benefits from a bay window, making it very bright. Additionally, there are two large garages of 41.8 m² each, ideal for parking...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
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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