

**206 700 €**
**For sale house**
**6 rooms**
**Surface : 175 m²**
**Surface of the living : 41 m²**
**Surface of the land : 1500 m²**
**Year of construction : 1967**
**Exposition : Sud ouest**
**View : Jardin**
**Hot water : Electrique**
**Inner condition : a refresh**
**Features :**

Bedroom on ground floor, double glazing

5 bedroom

2 bathrooms

1 WC

1 garage

**Legal information**

206 700 €

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 10113 Montauban**

FOR SALE No. 10 113 - In the commune of Montauban, Gasseras district, less than 2 km from the SNCF train station, on the ground floor, a 129 m² T4 house on a 1500 m² plot comprising a large south-east-facing living room of 42 m², a separate 17 m² kitchen, 3 spacious bedrooms, and a shower room. On the ground floor, there is a 145 m² garage adjoining a 46 m² outbuilding comprising two rooms, a kitchen and a shower room, as well as a 100 m² workshop. The heating system is oil-fired, the hot water is provided by an electric water heater, and sanitation needs to be redone with a micro station. The windows are double-glazed. To be modernized, this property has a lot of potential. Possibility of changing the destination to transform this home into professional premises or other. Don't waste another second and contact Christian HAMON, Sales Agent, for a viewing. Tel. 06.62.11.49.84 or by email at c.hamon82000@gmail.com. Montauban RSAC number 488 831...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 4196 and 5676 € (reference year 2021)  
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