

**245 000 €**

**For sale house**

**7 rooms**

**Surface : 176 m²**

**Surface of the land : 4017 m²**

**Year of construction : 1850/1940**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : to renovate**

**Couverture : tiles**

**Features :**

electric shutters, calm



### House 10 008 Albias

**FOR SALE** - Quietly, in the town of Albias twenty minutes west of Montauban, a large old T8 house of approximately 230m<sup>2</sup> of living space on a plot of 4017m<sup>2</sup> surrounded by fields. This house is on 2 levels. On the ground floor, a large entrance corridor giving access to the first floor, then a succession of rooms which gives free rein to the imagination for a rearrangement of this house, a living/dining room of 25 m<sup>2</sup> with a fireplace old and its wood stove, a fitted kitchen of 25m<sup>2</sup>, a living room of 40m<sup>2</sup>, 2 bedrooms of approximately 12m<sup>2</sup>, a bathroom as well as a renovated room of 14m<sup>2</sup>. Upstairs, there are 3 other spacious bedrooms, a 5m<sup>2</sup> dressing room and a 9m<sup>2</sup> bathroom. The house has several outbuildings, which can be used as a garage, storage spaces or a workshop. The old 59m<sup>2</sup> workbench can also be renovated to expand the living area. An electric cumulus and oil central heating with radiator equip this house. For home improvement, plan to...

Energy class (dpe) : G - Emission of greenhouse gases (ges) : G  
Estimated annual energy between 5650 and 7680 € (reference year 2021)  
Document non contractuel - 30/04/2025

#### Legal information

245 000 €

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).



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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