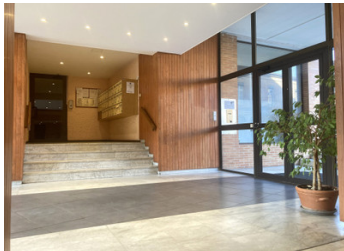


Centrally located apartment in Montauban



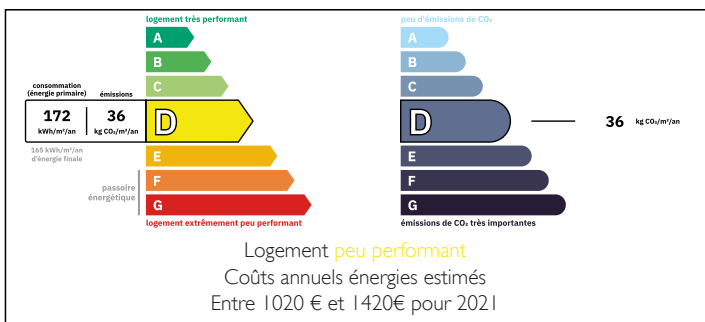
INFORMATION

Town:	Montauban
Department:	Tarn-et-Garonne
Bed:	3
Bath:	1
Floor:	83 m ²
Plot Size:	0 m ²

IN BRIEF

Bright, dual-aspect 83 m² (Carrez Law) three-bedroom apartment located in the heart of Montauban, within a secure residence with an elevator. Overlooking a park, the apartment features an entrance hall, a spacious living room, a separate kitchen, three bedrooms, a shower room, a separate toilet, and a private cellar. It benefits from aluminum double-glazed windows and gas-fired central heating. A sought-after location offering peace and quiet while being within walking distance of shops, services, and local amenities.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Ideally located in the heart of Montauban, within a secure residence with an elevator, this attractive dual-aspect apartment offers 83 m² (Carrez Law) of living space. Bright and airy, it enjoys an open view over a park.

The apartment comprises an entrance hall, a bright living room, a separate kitchen, three bedrooms, a shower room, and a separate toilet.

Thanks to its dual orientation, the property benefits from abundant natural light throughout the day. Its peaceful, green surroundings are complemented by the convenience of being within walking distance of shops, services, and public transport.

Features include:

- Secure residence with elevator
- Dual-aspect apartment
- Aluminum double-glazed windows
- Gas-fired central heating
- Private cellar/storage room

This flat is ideal as a family home, a rental investment, or for anyone looking to enjoy comfortable city-center living in a pleasant and peaceful environment.

Co-owned building of 235 units
Provisional annual charges: 3000€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1700 EUR

NOTES