

**138 500 €**

**Contact agency**

**Tonneins Immobilier**

8 Avenue Charles de Gaulle

47400 Tonneins

05.53.20.14.14 /

hugoguiton.immobilier@gmail.com

**For sale building**

**4 rooms**

**Surface : 240 m²**

**Surface of the living : 47 m²**

**Hot water : Collectif**

**Features :**

Cave (surf.): 120, Climatisation : Local commercial, Assainissement : Tout à l'égout, last floor

3 bedroom

1 bathroom

1 WC

1 garage

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : E**

Document non contractuel



### Building 3628ti Tonneins

Building located in the city center of Tonneins, it consists on the ground floor of a commercial space currently rented €475/month CC (450+25) including a large room accessible to people with reduced mobility, a back shop with a water point, WC and a shower, all air-conditioned. Cellar in the basement of 120m² belonging to the local. On the 1st floor with independent access, a spacious type 4 apartment rented for €555 CC (490+65) comprising an entrance hall with cupboards, a beautiful living room with fitted kitchen, small balcony, 3 bedrooms, 2 of which have cupboards and/or dressing room, a bathroom, separate WC, private courtyard. City gas heating with condensing boiler, double glazed wood joinery, roof in very good condition. Large garage currently not rented.

Fees and charges :

Well condominium

138 500 € fees included

