

## Price on request

### Contact agency

#### Tonneins Immobilier

8 Avenue Charles de Gaulle

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### Rental house

4 rooms

Surface : 95 m²

Surface of the living : 34 m²

Surface of the land : 1250 m²

Hot water : Electrique

Inner condition : excellent

### Features :

Grand parking, Mature garden, Insert bois, GARAGE, Cave saine, double glazing, TERRACE, barbecue, No opposite, Bedrooms with wardrobes

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

1 cellar

Document non contractuel



## House 4087TI Tonneins

Guarantee against unpaid rent subscribed by the owner (application subject to conditions: see end of listing) Available from September 15th, this single-story furnished house will captivate those who love meticulously maintained outdoor spaces. The property features a landscaped, fully fenced garden with complete privacy. Made up of hedges, trees, and flower beds, this green area requires regular upkeep: mowing, trimming, plant care... It is therefore essential that future tenants are both capable and motivated to maintain this natural setting responsibly. The house includes an entrance with a closet, a fully equipped separate kitchen, a bright living/dining room with a wood-burning stove that heats the entire home, three bedrooms with closets, a bathroom, and separate toilets. Regarding outbuildings: A garage with a water point, washing machine connection, and electric shutter, A dry cellar of 31 m², An 85 m² terrace with an integrated barbecue, A covered porch and ample parking space, All situated in a peaceful, secure environment with no overlooking neighbors. Facilities: PVC double glazing, wood-burning stove heating, and electric radiators. Conditions: The tenant must have: - A permanent contract outside the probation period, or - Be a permanent civil servant, or - Have steady income if self-employed or retired. Note: APL/CAF benefits are considered supplements and not reliable long-term income. Rent including charges: 61 170; Charges: 620 TFCM Security deposit: 62 200 Agency

