

117 500 €

Contact agency

Tonneins Immobilier

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For sale house

3 rooms

Surface : 80 m²

Surface of the land : 135 m²

Exposition : Sud

View : Citadine

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

air conditioning, double glazing, Electricité sans anomalies, Pellet stove, Atypique, Jardinet clos, Proche du centre-ville, DPE C

1 bedroom

1 terrace

1 shower

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



### House 4047TI Tonneins

UNUSUAL house with small garden in the town center of Tonneins!! If you love unique places, this unique house is for you! Located in a peaceful neighborhood of Tonneins, close to amenities, it offers a warm, friendly, and characterful living environment. The tone is set from the moment you enter: a spacious, light-filled space, complete with a discreet laundry room and a separate toilet. The interior design surprises with its original layout and open spaces, creating a fluid and harmonious flow. The warm and welcoming main living area consists of a living room with air conditioning and a pellet stove, all opening onto a fully equipped open-plan kitchen. The ensemble creates a welcoming living space, ideal for entertaining family and friends. A large bay window invites you to extend these moments on a private, covered terrace overlooking a small enclosed garden, perfect for sunny days. Upstairs, the unique layout continues: an open bedroom bathed in natural light, with a mezzanine dressing room, which adds a touch of originality. A bathroom and an office space complete this level. A unique home, where every space has been designed to blend character, functionality, and comfort. A true favorite, perfect for a first-time buyer, a couple, or a second home full of character. Electrical system completely redone, double glazing, reversible air conditioning, pellet stove, facade in very good condition, connection to the collective sanitation system compliant. Don't delay, come to visit! A house

