

Price on request

Contact agency

Tonneins Immobilier

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For sale house

3 rooms

Surface : 53 m²

Surface of the living : 26 m²

View : Lot

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

UPVC double glazed, Toiture en bon état,
Climatisation 1er étage, Electricité bon état,
Garage de 60m²

2 bedroom

1 shower

1 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D



House 4161TI Clairac

This house offers a pleasant living environment with a view of the Lot River, making it ideal both as a primary residence and as a rental investment project. The ground floor features a welcoming living area with a fully equipped kitchen, as well as a restroom housing the gas boiler. Adjacent and on the same level, a large garage of approximately 60 m² with an electric gate is a rare asset, providing plenty of parking, storage, or conversion options. Upstairs, the sleeping area includes two bedrooms, one of which opens onto a balcony that allows you to fully enjoy the surroundings, a shower room, and an air-conditioned landing ensuring comfort and smooth circulation. The house is fitted with double-glazed PVC windows and benefits from well-maintained roofing. A parking space completes this property. Note: The property is located in a flood zone according to the Risk Prevention Plan, in compliance with current regulations. However, the seller has owned it for 12 years and has never experienced flooding.

Fees and charges :

Document non contractuel

