

## Price on request

### Contact agency

#### Tonneins Immobilier

8 Avenue Charles de Gaulle

47400 Tonneins

05.53.20.14.14 /

hugoguiton.immobilier@gmail.com

### For sale house

3 rooms

Surface : 115 m²

Surface of the living : 26 m²

Surface of the land : 307 m²

Year of construction : 1980

Hot water : Fuel

Inner condition : to renovate

External condition : GOOD

Couverture : tiling

### Features :

garden, fireplace, 2 bedrooms

2 bedroom

1 terrace

1 shower

1 WC

1 garage



## House 4067TI Fauillet

Ideal for first-time buyers or rental projects – possibility to create at least 3 apartments: 2 with gardens and 1 with a terrace!!! New on the market in the town of Fauillet Upon arrival, you reach a landing that leads directly to the garage entrance as well as to a staircase going up to the main living area. On the upper floor, a central hallway serves all the rooms: a separate kitchen equipped with a fireplace, a living/dining room, two bedrooms, a bathroom, and a separate toilet. A 26 m² sunroom pleasantly extends the house and provides a bright relaxation space. Energy rating: G Outside, you will enjoy a large 50 m² terrace along with a small garden, perfect for a low-maintenance green space. A spacious 136 m² garage completes the property, offering ample parking, storage, or workshop space according to your needs. The house features double-glazed windows, wooden shutters, and oil heating. Your sales agent registered with the RSAC of Agen under number 851 388 330: Séverine VINCENT-VIRY 06.24.89.09.93.

Fees and charges :

Document non contractuel

