

**Price on request**

**Contact agency**

**Tonneins Immobilier**

8 Avenue Charles de Gaulle

47400 Tonneins

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**For sale house**

**3 rooms**

**Surface : 65 m<sup>2</sup>**

**Surface of the living : 19 m<sup>2</sup>**

**Surface of the land : 250 m<sup>2</sup>**

**Year of construction : Avant 1948**

**Hot water : Electrique**

**Inner condition : a refresh**

**Couverture : tiling**

**Features :**

Insert bois, Lean, Toiture en bon état, garden, GARAGE, double glazing, CALM

2 bedroom

1 shower

1 WC

1 garage

1 parking

**Energy class (dpe) : E**

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

Document non contractuel



**House 4717TI Tonneins**

Ideal for investment or as a main residence, located in Tonneins, within walking distance of the town center and peacefully situated at the end of a cul-de-sac, this house offers great potential. On the ground floor, you'll find a separate kitchen, a cozy living/dining room with a wood stove, and a laundry room. Upstairs, there is a spacious bedroom, a shower room, a toilet with a macerator, and an open landing leading to a balcony that can easily be converted into a guest room or office space. The property benefits from double glazing, an old wood and electric heating system, a well-maintained roof, and wiring that needs updating. Additional features include a garden, carport, and garage, which complete this property nicely.

**Fees and charges :**

