

159 000 €

Contact agency

Tonneins Immobilier

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For sale house

5 rooms

Surface : 123 m²

Surface of the living : 21 m²

Surface of the land : 1700 m²

Hot water : Fuel

Inner condition : a refresh

External condition : GOOD

Couverture : Tuiles en bon état

Features :

double glazing, dependencies, Habitable de plain-pied, Toiture en très bon état, well, Faible taxe foncière

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : F

Emission of greenhouse gases (ges) : G

Document non contractuel



### House 3774TI Calonges

close to Mas d'Agenais, Main house comprising on the ground floor a separate kitchen is already fitted out and has a wood-burning insert, guaranteeing comfortable evenings by the fire. A welcoming dining room, two spacious bedrooms, as well as a bathroom with WC are also available. The property is equipped with a technical room, offering practical possibilities for storing your tools and equipment. Upstairs, an additional bedroom and a bathroom are present, while the usable attic of 40m2 opens the way to multiple development projects. In addition to the main house, this property includes a second house of approximately 60m2 to be completely renovated, thus offering additional potential for an independent dwelling or a rental investment project. The large detached garage and outbuildings add a practical dimension to this property, allowing you to store additional equipment or create leisure spaces. Comfort amenities include PVC double glazing, electric and manual wooden shutters on the first floor, an electric cumulus for hot water, oil central heating as well as a wood insert for warm winters. The motorized gate facilitates access to the property and ensures your privacy. In addition, you will benefit from a well, a veranda and a sanitation system with mains drainage. Everything is based on spacious land of around 1800 m2, offering a beautiful outdoor space to enjoy nature, create a flower garden or even a henhouse for lovers of rural life. Don't miss this opportunity to acquire a

