

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

5 rooms

Surface : 142 m²

Surface of the living : 44 m²

Surface of the land : 9810 m²

View : Vue sur Garonne

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Pompe à chaleur neuve, Electric gate, Puits avec moteur, Insert de 2022, single floor, UPVC double glazed, Micro station 2019, Faible Taxe Foncière, dependencies

3 bedroom

1 terrace

1 shower

1 WC

2 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



House 4109TI Hautesvignes

Come and discover this old farmhouse featuring an entrance that leads to a spacious 45 m² living/dining room, equipped with a recent wood stove insert (2022), opening onto an independent, fully equipped 9 m² kitchen. An adjoining dining room provides direct access to the veranda. On the sleeping side, you'll find three bedrooms, as well as a bathroom with a toilet. Numerous advantages complete this property: - Large attached barn of over 150 m² with a summer kitchen, boiler room, and former nurseries... - Separate drying shed of approximately 170 m² with wooden cladding. - Solid garage of approximately 220 m² located at the back of the plot. - 190 m² lean-to with an Eternit roof. The whole is set on a fully enclosed plot, featuring an electric gate and a well fitted with a pump. In terms of comfort, the house benefits from recent upgrades: - New sanitation system (2019) compliant with regulations (SPANC report) - New heat pump (2023) - Recent wood stove insert (2022) - PVC double-glazed windows - Electricity largely renovated An ideal property for countryside lovers, family projects, or professional ventures requiring large storage spaces.

Fees and charges :

