

**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 : 195 m²**

**Surface of the land : 233 m²**

**Year of construction : 1828**

**View : Citadine**

**Inner condition : to renovate**

**External condition : to renovate**

**Couverture : tiling**

**Features :**

Cour privée, large garage, garden, Grands volumes, CALM

3 bedroom

1 garage



**House 4117TI Lafitte-sur-Lot**

Spacious townhouse to renovate, offering incredible potential. Spread over two floors with a large attic, it will appeal to those who love generous spaces and projects. On the ground floor, a large entrance opens onto a kitchen/dining area, a separate living room, and a bedroom — perfect for single-level living, a home office, or a guest room. On the first floor, a large open space of about 50 m² ready to be customized to your needs (master suite, spacious living areas, playroom...) along with two large bedrooms. The second floor houses an attic of approximately 80 m², providing additional development potential (subject to permissions). The property includes a large garage, a private courtyard, and a separate garden. There is potential to create an independent apartment in the garage. Existing utilities facilitate the project: two electrical meters, a manhole on the garage facade, and the water meter located in the garage (connections and networks easily accessible). Project subject to standard authorizations and feasibility checks.

**\*\*House with generous volumes to visit without delay to fully grasp the possibilities!\*\***

**Fees and charges :**

Document non contractuel

