

249 000 €

Contact agency

Tonneins Immobilier

8 Avenue Charles de Gaulle

47400 Tonneins

05.53.20.14.14 /

hugoguiton.immobilier@gmail.com

For sale house

6 rooms

Surface : 158 m²

Surface of the living : 37 m²

Surface of the land : 49975 m²

Year of construction : 1975

Inner condition : to modernize

External condition : a refresh

Couverture : Tuiles en bon état

Features :

CALM, Habitable de plain-pied, air conditioning, Insert dans le salon, UPVC double glazed

3 bedroom

1 terrace

2 bathrooms

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel



### House 4019TI Tonneins

In a peaceful environment with no neighbours, discover this house from around the 70s comprising on one level: an entrance hall, a living/dining room with an insert and reversible air conditioning, a separate and equipped kitchen opening onto a veranda, an office. The sleeping area consists of a central hallway serving a bathroom, a toilet, 3 bedrooms, two of which are air-conditioned. Accessible from the house, a large garage in the basement with a converted room and a boiler room. The house has double-glazed PVC windows with roller shutters, a roof in good condition, sanitation with a grease trap and a non-compliant septic tank, old electrics and an old oil boiler. On the land, there is an independent garage of approximately 150m2 with a fiber cement roof, a swimming pool to be completely redone.

Fees and charges :

249 000 € fees included

