

**128 500 €**

**Contact agency**

**Tonneins Immobilier**

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**For sale house**

**5 rooms**

**Surface : 155 m²**

**Surface of the living : 24 m²**

**Exposition : Plein sud**

**View : Garonne**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, New boiler, Grande terrasse vue Garonne, basement, Toiture en très bon état, Habitable de plain-pied

3 bedroom

1 terrace

1 bathroom

1 shower

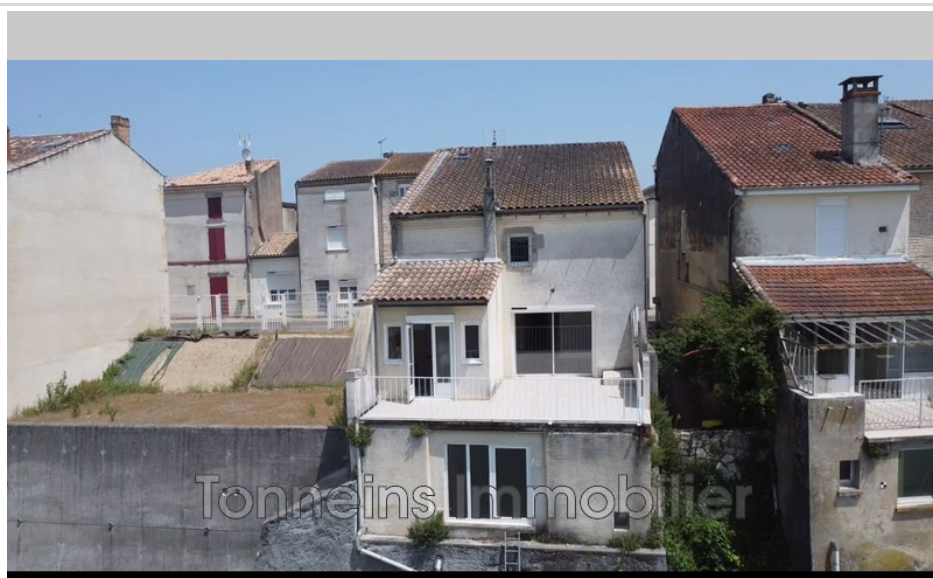
2 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



### House 4055TI Tonneins

Direct and breathtaking view of the Garonne – Terraces with unique panorama  
Located in a quiet neighborhood of Tonneins, this house offers a unique living environment, combining comfort and spectacular river views. It will appeal to lovers of tranquility, natural light, and soothing landscapes. Offering generous volumes and natural light in every room, it is ideal for both a family and a second home. On the ground floor, you will discover an entrance hall with cupboard, a living room with a kitchen (24 + 7.5m²), all bathed in light thanks to a bay window and a French window opening onto a terrace with a direct view of the Garonne. The ground floor is completed by a 38 m² room with its own access, equipped with a shower room and WC, ideal for developing a liberal, craft or artistic activity. It can also be converted into an independent studio for a teenager, a parent, ... A rare asset !! Upstairs, the landing leads to three comfortable bedrooms (12.7; 14.5; 15.20m²) as well as a bathroom with WC. Basement used for storage. This house features double-glazed PVC windows, a new town gas boiler, and a roof in excellent condition, ensuring comfort and peace of mind. The retaining wall is undamaged. This property is located in a non-flood zone.

Fees and charges :

128 500 € fees included

