

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 : 144 m²

Surface of the land : 3454 m²

Year of construction : 1970's

View : Jardin

Hot water : Thermodynamique

Inner condition : GOOD

External condition : GOOD

Couverture : Tuiles en très bon état

Features :

10x5m, Covered terrace, Grand terrain cloturé et arboré, Pellet stove, double glazing, Assainissement neuf, photovoltaic panels, Toiture très bon état, Electric gate, CALM

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



House 4123TI Tonneins

To discover, in a very quiet and preserved neighborhood of Tonneins, a splendid semi-underground house with a living area of 144 m², situated on a fenced plot of 3,454 m². The interior features an entrance hall with a large closet, a separate equipped kitchen, and two living rooms totaling 61 m² (one for winter and one for summer), heated by a pellet stove and a wood insert with a distribution system in the corridor serving the sleeping area. The sleeping area includes three bedrooms with closets, a shower room, and a separate toilet. In the basement, a large garage with an electric door completes the property. It offers a pleasant covered wooden terrace overlooking a 10 × 5 m pool (chlorine filtration, liner in good condition) accompanied by an outdoor shower. On the technical side, the house benefits from recent and efficient equipment: double glazing, thermodynamic water heater, a complete Atlantic air/water heat pump system with radiators (3 years old), pellet stove (2 years old), updated electrical wiring, new wastewater treatment with a micro-station and lifting pump, as well as 6 kW photovoltaic panels. The roof is in very good condition, and both the attic and the basement ceiling are insulated.

Fees and charges :

