

## Price on request

### Contact agency

Tonneins Immobilier

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### For sale house

4 rooms

Surface : 116 m<sup>2</sup>

Surface of the land : 454 m<sup>2</sup>

Hot water : Thermodynamique

Inner condition : to renovate

External condition : GOOD

Couverture : tiling

### Features :

garden, veranda, AIR CONDITIONING, thermodynamics, Dow nowtow n

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

1 cellar



## House 4140TI Tonneins

With an area of approximately 115 m<sup>2</sup>, this house features on the ground floor an entrance with a closet, a living room, an open kitchen connected to the dining room, a small pantry, as well as a bathroom with a toilet. Upstairs, you will find three bedrooms, a separate toilet, and a second bathroom equipped with a bathtub and a shower. The whole is built on a 454 m<sup>2</sup> plot, offering a nice outdoor space right in the city center. The house also includes a cellar with a thermodynamic water heater, hot water tank, and electrical panel. Heating is provided by reversible air conditioning and a wood stove. The insulation has been done on the ceiling. Some refreshing work will be needed to update it. The roof is in average condition, and the window frames have single glazing. A house with great potential, ideal for a primary residence project or rental investment, located very close to all the amenities in the heart of Tonneins.

Fees and charges :

Document non contractuel

