

Price on request

Contact agency

Tonneins Immobilier

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For sale house

4 rooms

Surface : 110 m<sup>2</sup>

Surface of the living : 47 m<sup>2</sup>

Surface of the land : 608 m<sup>2</sup>

Year of construction : 1960

Exposition : Sud

View : Citadine

Hot water : Gaz

Inner condition : to renovate

External condition : GOOD

Couverture : tiling

Features :

Toiture en bon état, Fenced, mains drainage, cellar, 3 bedrooms, Gas boiler, single glazing, insert

3 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar



### House 4100TI Tonneins

For sale, a city house situated on a fully fenced plot of 610 m<sup>2</sup>. It features an entrance opening onto a living/dining room (40 m<sup>2</sup>) with a wood-burning insert, as well as a separate, fitted kitchen (9 m<sup>2</sup>). There is the possibility to open up the kitchen to create a 50 m<sup>2</sup> living space. A hallway leads to three bedrooms, a bathroom, and a toilet. A staircase goes up to the attic, insulated and converted but with sloping ceilings, perfect for storage or a children's area. The house also includes a full basement with a cellar, a boiler room, an office, and a laundry room. Outside, you'll find a carport, a pleasant terrace, and a fenced garden. The roof is in good condition, and the house is equipped with a town gas boiler. Renovation work is needed (single glazing, electrical system updates, wall insulation, etc.), but it offers great potential for someone looking to customize it to their taste.

Fees and charges :

Document non contractuel

