

173 500 €

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 : 195 m²

Surface of the living : 33 m²

Surface of the land : 610 m²

Year of construction : 1974

Exposition : Plein sud

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Enclosed garden, Double vitrage phonique, air conditioning, Insert bois, DPE C, 5 bedrooms, GARAGE, Proche des écoles

4 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A



House 3922TI Tonneins

House with basement from 1974 located on a flat and fenced plot of 600m² located less than 1 kilometer from the city center. The house consists on the ground floor of a spacious entrance, a games room, a bedroom with bathroom and access to the garden, a utility room/laundry room, a room, a toilet, a cellar and a garage with electric door. Upstairs, accessible from the entrance, a large air-conditioned landing provides access to all the rooms, namely: a pretty living room with insert (33m²) with adjoining fitted kitchen of 13m² and all opening onto a large balcony with blinds facing south. A sleeping area with 3 bedrooms equipped with cupboards, a main bathroom, a storage room next to the kitchen and a toilet. 600m² enclosed garden, well with different water points, PVC double-glazed joinery, reversible air conditioning (playroom, living room and landing), wooden insert with vent in the landing allowing heating of the 1st level, a roof and frame in very good condition, mains drainage and insulation of the attic spaces enhance this house.

Fees and charges :

173 500 € fees included

