

## Price on request

### Contact agency

#### Tonneins Immobilier

8 Avenue Charles de Gaulle

47400 Tonneins

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### For sale house

8 rooms

Surface : 240 m²

Surface of the living : 60 m²

Surface of the land : 2093 m²

Hot water : Electrique

Inner condition : GOOD

### Features :

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic gate, CALM

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel



## House 4154TI Calonges

Attention, a new gem—you just have to unpack your bags!! Perfect for a blended family or a foster care project for children or the elderly, or even, since this house can easily be divided into two separate units, to generate extra income by renting part of the house as a vacation rental or BNB, or perhaps to start a professional practice... everything is possible with its 2 gates and 2 entrances at the front and back of the property!!! This house of approximately 240m² with spacious rooms is located in the town of Calonges, 10 minutes from Tonneins, 15 minutes from Casteljaloux, and 20 minutes from Marmande. The ground floor includes a veranda, a large eat-in kitchen, a living room, 3 bedrooms, a shower room with toilet, and a utility room; upstairs features a beautiful landing of about 60m² serving as a second living area, 2 additional bedrooms, a shower room with both shower and bathtub, and a separate toilet. Outside, on a lovely fenced park of approximately 2100m² with an electric gate, you'll find a double detached garage, a workshop, and a secure swimming pool with a new pump. Double-glazed windows, oil-fired boiler heating, a fireplace insert and a wood-burning stove, reversible air conditioning upstairs, the entire house is supplied by a well so no water bills to pay, connected to fiber optic internet and the main sewer system, low property tax (€990), energy rating C. Your licensed sales agent registered with the

Agenc Trade and Companies Register under number 851 288 220. Séverine

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