

139 000 €

Contact agency

Tonneins Immobilier

8 Avenue Charles de Gaulle

47400 Tonneins

05.53.20.14.14 /

hugoguiton.immobilier@gmail.com

For sale house

7 rooms

Surface : 165 m²

Surface of the living : 33 m²

Surface of the land : 2931 m²

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Compteurs séparés, Gaz de ville 2  
chaudières, Fenêtre double vitrage, Toiture  
en bon état, 2 logements, CALM

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel



### House 4041TI Tonneins

For sale – House with two independent dwellings – Tonneins, near the center and SNCF train station Located just a few minutes' walk from the town centre and the Tonneins train station, this house with a full basement offers a great opportunity for a family, rental or investment project. The property is currently divided into two separate dwellings: On the ground floor (fully finished basement): a first independent apartment comprising a living room, a fitted kitchen, a bedroom, a shower room and a WC. Upstairs: a second accommodation with bright living room, separate kitchen, three bedrooms, bathroom and WC. Each accommodation has individual water, electricity and boiler meters for complete autonomy. The 2,931 m² plot offers a beautiful outdoor space, with a section at the back of the plot that can be detached and potentially buildable (subject to obtaining the necessary permits). Ideal for a resale project, additional construction or land division. Highlights: ☐ Immediate proximity to the city center and transport ☐ Two independent accommodations already furnished ☐ Double meter and double heating ☐ Large plot with division potential A rare opportunity in Tonneins, not to be missed!

Fees and charges :

139 000 € fees included

