

**235 000 €**

**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 : 240 m²**

**Surface of the living : 31 m²**

**Surface of the land : 454 m²**

**Year of construction : 1948**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Mature garden, veranda, 5 bedrooms,

Habitable de plain-pied, GARAGE,

Bedroom on ground floor, double glazing

5 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : E**

Document non contractuel



### House 4058TI Tonneins

This elegant bourgeois house, adjoined only by the garage, offers generous volumes and a wooded garden with no overlooking neighbours. On the ground floor, you will be welcomed by a spacious entrance that opens onto a bright 31 m<sup>2</sup> living room, an adjoining dining room extended by a veranda. The separate kitchen, the laundry room and a master suite with cupboards and a private shower room. A separate toilet with a water point, as well as an adjoining garage, tiled, insulated and equipped with a motorized gate, complete this level. On the first floor, you will find a bedroom of 26 m<sup>2</sup>, three other bedrooms of approximately 25 m<sup>2</sup> with wardrobes, a spacious bathroom of 17 m<sup>2</sup> with WC, as well as an additional separate WC and a central corridor serving the whole. The second floor features an insulated attic. Aluminum joinery with motorized roller shutters, a garage with a gate, and a cellar with joists. Outside, you will enjoy a terrace and a wooded garden, not overlooked, ideal for sunny days. Come and discover it without delay!! Your commercial agent registered with the RSAC of Agen under number 851 388 330 Séverine VINCENT-VIRY 06.24.89.09.93.

**Fees and charges :**

235 000 € fees included

