

## Price on request

### Contact agency

#### Tonneins Immobilier

8 Avenue Charles de Gaulle

47400 Tonneins

05.53.20.14.14 /

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### For sale house

7 rooms

Surface : 175 m²

Surface of the living : 45 m²

Surface of the land : 766 m²

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

### Features :

mains drainage, Radiateurs à économie d'énergie, Climatisation (salon), single floor, Maison + logement indépendant, double glazing, Laundry room, GARAGE, well

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Document non contractuel



## House 4114TI Tonneins

In a quiet and well-liked neighborhood of Tonneins, come and discover this single-story house with generous spaces and plenty of potential. It features a spacious living area of 45.5 m² with an open, fully equipped kitchen, four bedrooms, a shower room, and a separate toilet. You will also benefit from a veranda, a laundry room, and a pantry. A real asset completes this property: an independent apartment of 65 m² with a private entrance, comprising a living room with a fitted kitchen, one bedroom, a shower room, and a toilet. This space can comfortably accommodate family or friends in complete privacy or generate excellent rental income (around €70 per night for vacation rentals). Outside, the landscaped garden filled with trees and flowers offers an ideal place to relax. A 37 m² workshop and an 18 m² garage complete the setup, providing ample storage space. The house is equipped with energy-efficient electric radiators, PVC double-glazed windows, completely renovated electrical wiring, connection to the public sewer system, and a well-maintained roof. Your sales agent registered with the RSAC of Agen under number 851 388 330 Séverine VINCENT-VIRY 06.24.89.09.93.

Fees and charges :

