

Price on request

For sale building

7 rooms

Surface : 82 m²

View : Citadine

Hot water : Individuelle électrique

Inner condition : good

Building condition : good

Features :

RDC Commercial de 90m², 2 Logements loués, downtown, Compteurs séparés, Electricité refaite, double glazing, 2 Accès

3 bedroom

2 showers

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

31/10/2025 - Prix T.T.C



Building 4135TI Tonneins

Investment building located right in the heart of Tonneins city center, featuring a vacant commercial ground floor and two rented apartments on the first floor. The building includes a commercial ground floor (approx. 90 m²) – exclusively for commercial use, not convertible into residential space – with a large 53.5 m² area with a display window, two secondary rooms of 12 m² each, a restroom, and a 4.85 m² room. Private street access. Separate meter. On the first floor, two apartments with private entrance (without passing through the commercial space). A three-room apartment rented at €382, comprising a living area, two bedrooms, a bathroom with WC. Double glazing, updated electrical system, decent housing meeting rental standards. A two-room apartment rented at €341, including a living area with a fitted kitchen, bedroom, bathroom, and entrance. Both apartments comply with current standards (separate meters, double glazing, ventilation system, updated electrical system), and tenants pay their rent regularly. On the second floor: attic with a roof frame and roofing in very good condition, hot water tank, and possible storage space. Plans can be provided upon request

Fees and charges :



Tonneins Immobilier - 8 Avenue Charles de Gaulle, 47400 Tonneins

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Code NAF 6831Z - SIRET 75261616900021 – RCS d'AGEN - Garantie financière : Agence non détentrice de fonds donc sans obligation de garantie financière - Document non contractuel