

**138 500 €**

**For sale building**

**4 rooms**

**Surface : 240 m²**

**Surface of the living : 47 m²**

**Hot water : Collectif**

**Features :**

Cellar (floor): 120, Air conditioning:

Commercial premises, Sanitation: All the sewer, last floor

3 bedroom

1 bathroom

1 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

18/05/2024 - Prix T.T.C



### Building 3628ti Tonneins

Building located in the city center of Tonneins, it consists on the ground floor of a commercial space currently rented €475/month CC (450+25) including a large room accessible to people with reduced mobility, a back shop with a water point, WC and a shower, all air-conditioned. Cellar in the basement of 120m² belonging to the local. On the 1st floor with independent access, a spacious type 4 apartment rented for €555 CC (490+65) comprising an entrance hall with cupboards, a beautiful living room with fitted kitchen, small balcony, 3 bedrooms, 2 of which have cupboards and/or dressing room, a bathroom, separate WC, private courtyard. City gas heating with condensing boiler, double glazed wood joinery, roof in very good condition. Large garage currently not rented.

**Fees and charges :**

Well condominium

138 500 € fees included



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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 - \*prix F.A.I.