

## Price on request

### Rentals house

4 rooms

Surface : 103 m²

Surface of the land : 2982 m²

Hot water : Electric

Inner condition : good

### Features :

double glazing, calm, Electricité réfaite,  
Poêle à bois, garden, Terrasse, Fibre  
optique, air conditioning

3 bedroom

2 terraces

1 shower

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

14/10/2025 - Prix T.T.C



## House 4128TI Sénéstis

Important information: the property is located in a flood zone, but the living area is not at risk as it is situated on the upper floor. The garage and the land have not flooded since the major flood in 2021!! Between Tonneins and Marmande, in a quiet area: a pleasant house of about 100 m² on an unfenced plot of 2,982 m². It features a bright living-dining room, a large 25 m² equipped kitchen opening onto a balcony, a hallway leading to the sleeping area composed of three bedrooms, a bathroom with ventilation system, and a separate toilet. The house also includes a basement with a garage, laundry room, boiler room with toilet, and two additional rooms for storage. Outside, a lean-to provides parking space for two cars. Technical features: PVC double glazing, updated electrical system, wood stove, septic tank, fiber optic, air conditioning in all living rooms, energy rating C.



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