

**117 500 €**

**For sale house**

**3 rooms**

**Surface : 80 m²**

**Surface of the land : 135 m²**

**Exposition : Sud**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Climatisation réversible, Double vitrage, Electricité sans anomalies, Poêle à granulés, Atypique, Jardinet clos, Proche du centre-ville, DPE C

1 bedroom

1 terrace

1 shower

1 WC

**Energy class (dpe) : C**

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

Document non contractuel

18/06/2025 - Prix T.T.C



### House 4047TI Tonneins

UNUSUAL house with small garden in the town center of Tonneins!! If you love unique places, this unique house is for you! Located in a peaceful neighborhood of Tonneins, close to amenities, it offers a warm, friendly, and characterful living environment. The tone is set from the moment you enter: a spacious, light-filled space, complete with a discreet laundry room and a separate toilet. The interior design surprises with its original layout and open spaces, creating a fluid and harmonious flow. The warm and welcoming main living area consists of a living room with air conditioning and a pellet stove, all opening onto a fully equipped open-plan kitchen. The ensemble creates a welcoming living space, ideal for entertaining family and friends. A large bay window invites you to extend these moments on a private, covered terrace overlooking a small enclosed garden, perfect for sunny days. Upstairs, the unique layout continues: an open bedroom bathed in natural light, with a mezzanine dressing room, which adds a touch of originality. A bathroom and an office space complete this level. A unique home, where every space has been designed to blend character, functionality, and comfort. A true favorite, perfect for a first-time buyer, a couple, or a second home full



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