

**189 000 €**

**For sale house**

**13 rooms**

**Surface : 314 m²**

**Surface of the land : 964 m²**

**Year of construction : 1985**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

double glazing



### House 3712TI Tonneins

Tonneins Immobilier has the honor of offering you this former training center of more than 300 m² near the town center of Tonneins, on foot from all amenities (shops, pharmacy, bakery) and located in a very popular residential area of Tonneins ( Possible request to the town hall to change destination and move into housing with the possibility of making several lots). This former training center consists of two buildings, the first offers more than 107 m² with a reception of 12.5 m² serving a classroom of 48.50 m², an office of 14.80 m² and a kitchen area. This first building also includes a second office of 9.64 m², a reserve between the two offices and two toilets. The second building offers more than 207 m² with 5 rooms (11.25; 11.20; 33; 59 and 65 m²), a WC area with sink, hand dryer, disabled WC, WC and urinal and finally a break room. A large public car park is available just in front of the property. All on a plot of 964 m² fully fenced and with the possibility of parking outside the commercial premises. City gas heating, mains drainage and double glazing. Tony ASCOLI at 06.18.47.17.77 (commercial agent registered with the RSAC of Agen under number 791 041 585).

Fees and charges :

Document non contractuel

07/07/2025 - Prix T.T.C



Tonneins Immobilier - 8 Avenue Charles de Gaulle, 47400 Tonneins

05.53.20.14.14 - tonneins-immobilier@orange.fr - www.tonneins-immobilier.com

Carte professionnelle n°CPI 4702 2018 000 027 676 - RCS RCS Agen (47) 752 616 169

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