66 900 €

For sale house
Surface : 109 ㎡

Surface of the living : 20 ㎡
Year of construction : 1900
View : Citadine
Hot water : Electrique
Inner condition : A moderniser
External condition : good
Couverture : tiles

2 bedroom
1 terrace
1 shower
2 WC
1 garage

Document non contractuel
03/05/2025 - Prix T.T.C

House 3980TI Gontaud-de-Nogaret

Village house 109 ㎡ Tonneins immobilier offers you this village house close to all amenities. Ideal for investors, craftsmen or first-time buyers, close to shops and services, the medical center, an extremely well-located house, to renovate, with certain assets. Composed of: An entrance, living room of 20.70m2, an office of 10 m2, kitchen of 20 m2 to be fitted out, a storeroom of 3.65m2, a veranda of 7.5m2, an outdoor courtyard of 23m2 followed by a garage with wc of 36m2 + floor, the garage has access to the rear street. Upstairs a landing of 2.5m2, two bedrooms of each 20 m2, a shower room with wc of 4.70m2. Great potential, work to be undertaken to your tastes, Part of the joinery is in double glazing. To your projects! Possibility of purchasing a 167 m2 stone building opposite the house (29,000 euros). Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr Sale price: €75,000 Fees payable by the seller. Contact the sales agent Tony ASCOLI on 06.18.47.17.77 (Sales agent registered with the RSAC of Agen under number 791 041 585).
Fees and charges :
66 900 € fees included

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