

**50 000 €**

**For sale house**

**3 rooms**

**Surface : 70 m²**

**Surface of the living : 12 m²**

**Surface of the land : 50 m²**

**Hot water : Gaz**

**Inner condition : to renovate**

**External condition : good**

**Couverture : tiles**

**Features :**

Double vitrage, Toiture en très bon état,  
Electricité refaite ( légères anomalies), 2  
chambres, Double vitrage PVC

2 bedroom

1 shower

1 WC

**Energy class (dpe) : E**

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

Document non contractuel

02/06/2025 - Prix T.T.C



### House 4044TI Tonneins

Low price – High potential Ideally located in the heart of Tonneins, in the Saint-Pierre district, this townhouse to renovate is a real opportunity for DIY enthusiasts, investors or first-time buyers looking for a low-budget project. With a living area of approximately 70m², it is composed of: On the ground floor: an entrance hall which opens onto a kitchen/dining room, a living room and a separate toilet. Upstairs: a landing leads to two good-sized bedrooms, as well as a shower room with WC. Renovations are needed: insulation, kitchen renovations, and general renovations. But with a little imagination, you can transform this property into a cozy home or a profitable rental investment. The +: - Double PVC glazing, roof in very good condition, electricity largely redone although some minor anomalies present - Central location, everything can be done on foot: shops, train station, schools, market - Quiet neighborhood, easy parking - Great potential after renovation Don't miss this rare opportunity!! For any questions or to arrange a viewing, please contact us without delay.

**Fees and charges :**

50 000 € 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