

## Price on request

**For sale house**

**4 rooms**

**Surface : 110 m<sup>2</sup>**

**Surface of the living : 37 m<sup>2</sup>**

**Surface of the land : 464 m<sup>2</sup>**

**Year of construction : 1965**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

### Features :

Double vitrage PVC, Volets roulants électriques, Poêle à granulés, fireplace, single floor, Cave, mains drainage, Jardin clos

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

Document non contractuel

14/01/2026 - Prix T.T.C



## House 4155TI Tonneins

Ideally located just a few steps from Germillac Middle School and a 3-minute walk from both the town center and the train station, this impeccably maintained 1965 house is ready to welcome you. Flooded with natural light, it opens onto a spacious entrance leading to a 36.5 m<sup>2</sup> living and dining room. You'll find the charm of an open fireplace here, along with direct access to a pleasant covered terrace, perfect for enjoying warm days. The heart of the home features a central hallway equipped with a pellet stove, which can heat the entire house while delivering significant energy savings. This area also connects to a fully equipped separate kitchen, extended by a bright veranda that can serve as a utility room or a summer dining area. The sleeping area offers two generous bedrooms (11.5 m<sup>2</sup> and 19 m<sup>2</sup>), a study ideal for remote work or a third bedroom, as well as a full bathroom with both a shower and a bathtub, not to mention a separate toilet. For storage, you'll benefit from a 17 m<sup>2</sup> cellar located beneath the veranda and an additional garden shed on the property. The whole sits on a fenced and beautifully landscaped 464 m<sup>2</sup> plot, with private parking right in front of the house. Among the features: central heating powered by town gas, pellet stove, PVC double-glazed



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