

**244 000 €**

**For sale house**

**4 rooms**

**Surface : 91 m²**

**Surface of the living : 38 m²**

**Year of construction : 2008**

**Inner condition : good**

**External condition : good**

**Features :**

pool, Portail électrique, Jardin clôturé,  
Chambres de plain-pied, Double vitrage,  
Garage

3 bedroom

1 terrace

1 shower

1 WC

1 garage

**Energy class (dpe) : D**

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

Document non contractuel

19/05/2024 - Prix T.T.C



### House 3895TI Tonneins

Located in the town of Tonneins less than 5 minutes from all amenities, at the end of a quiet but not isolated dead end, this traditional 2008 house built entirely of PP has everything to seduce you!! From an electric gate you arrive on a tarmac path leading to the house. It is made up of a living room of approximately 48m² with open kitchen, the sleeping area is made up of 3 bedrooms, 2 of which have cupboards, 1 WC, 1 shower room. An adjoining garage, a terrace overlooking the swimming pool not overlooked, double glazing throughout, microstation, all on a fully fenced plot of 2100m² complete this property. A visit is essential!! Your commercial agent registered with the RSAC of Agen under number 851 388 330 Séverine VINCENT-VIRY 0624890993

Fees and charges :

244 000 € fees included



Tonneins Immobilier - 8 Avenue Charles de Gaulle - 47400 Tonneins

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Code NAF 6831Z - SIRET 75261616900021 – RCS d'AGEN - Garantie financière : Agence non détentrice de fonds donc sans obligation de garantie financière - Document non contractuel - \*prix F.A.I.