

**249 000 €**

**For sale house**

**6 rooms**

**Surface : 158 m²**

**Surface of the living : 37 m²**

**Surface of the land : 49975 m²**

**Year of construction : 1975**

**Inner condition : A moderniser**

**External condition : A rafraichir**

**Couverture : Tuiles en bon état**

**Features :**

Calme, Habitable de plain-pied,

Climatisation réversible, Insert dans le

salon, Double vitrage PVC

3 bedroom

1 terrace

2 bathrooms

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

03/05/2025 - Prix T.T.C



### House 4019TI Tonneins

In a peaceful environment with no neighbours, discover this house from around the 70s comprising on one level: an entrance hall, a living/dining room with an insert and reversible air conditioning, a separate and equipped kitchen opening onto a veranda, an office. The sleeping area consists of a central hallway serving a bathroom, a toilet, 3 bedrooms, two of which are air-conditioned. Accessible from the house, a large garage in the basement with a converted room and a boiler room. The house has double-glazed PVC windows with roller shutters, a roof in good condition, sanitation with a grease trap and a non-compliant septic tank, old electrics and an old oil boiler. On the land, there is an independent garage of approximately 150m2 with a fiber cement roof, a swimming pool to be completely redone.

Fees and charges :

249 000 € fees included



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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