

## Price on request

For sale house

4 rooms

Surface : 100 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Surface of the land : 68 m<sup>2</sup>

Year of construction : Avant 1948

Hot water : Gaz

Inner condition : good

Couverture : tiles

### Features :

Électricité refaite, Double vitrage PVC,

Cuisine équipée, 3 chambres, dow now n,

Parking public à proximité, Maison rénovée,

Buanderie

3 bedroom

1 shower

2 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E



## House 4176TI Tonneins

Ideally located in the heart of Tonneins, just steps away from all amenities, this charming townhouse was carefully renovated a few years ago. Upon entering, you are welcomed by a hallway leading to a fully equipped kitchen, complete with a laundry area and adjacent WC. The entrance also opens up to a bright living and dining room, enjoying great natural light and a pleasant living environment.

Upstairs, a landing leads to three bedrooms, each featuring its own walk-in closet, as well as a modern bathroom with a double sink and a separate WC. The second and final floor offers insulated attic space with cellulose wadding, providing extra thermal comfort and storage potential. The house boasts reassuring features: a roof in excellent condition, updated electrical system, a city gas boiler, and PVC double-glazed windows. A turnkey home, perfect for comfortable city living.

### Fees and charges :

Document non contractuel

13/02/2026 - Prix T.T.C



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