

117 500 €

For sale house

4 rooms

Surface : 135 m²

Year of construction : 1948

Exposition : Plein sud

View : Garonne

Hot water : Gaz de ville

Inner condition : good

External condition : good

Couverture : tiles

Features :

Vue sur Garonne, Grande cave, 3 chambres, Véranda lumineuse, Non inondable, Tout à l'égout

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

18/06/2025 - Prix T.T.C



House 4052TI Tonneins

Townhouse with balcony and breathtaking view of the Garonne Located in the heart of the city, this charming house will seduce you with its magnificent unobstructed view of the Garonne from the balcony. On the ground floor, you'll discover a functional, separate kitchen and a cozy living room opening onto a light-filled veranda that pleasantly extends the living space to the outdoors. All of this leads onto a front-line balcony with views of the Garonne River. On the first floor, two spacious bedrooms await you, along with a small, modern shower room with a toilet. The second floor houses a large attic bedroom full of character as well as a small bathroom with bathtub and WC, perfect for a parental space or a separate sleeping area. The basement completes this property with three versatile rooms to be fitted out according to your needs: laundry room, pantry, workshop, storage space... the possibilities are numerous! The pros: - A panoramic view of the Garonne from the balcony - A bright veranda to enjoy every season - Three levels of living space + basement - Quiet area and close to all amenities - A great opportunity for those looking for a character house with an exceptional view!

Fees and charges :



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