

Price on request

For sale house

8 rooms

Surface : 270 m²

Surface of the living : 43 m²

Surface of the land : 2500 m²

Features :

Piscine extérieur et intérieur, Jacuzzi extérieur et intérieur, Insert Bois gainable, Chambre Parentale, double glazing, Laundry room, Fibre

3 bedroom

1 terrace

2 show ers

2 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

12/07/2025 - Prix T.T.C



House 3832TI Varès

Attention nugget!! Want to feel like you're on vacation all year round? Quiet but close to everything? Located in the town of Vares, 5 minutes from Tonneins, its train station and all these amenities, 1 hour 15 minutes from the Bordeaux ring road, 1 hour 30 minutes from the Toulouse ring road, 2 hours 15 minutes from the ocean, 2 hours 45 minutes from Spain, this house with swimming pool and jacuzzi with additional terrace of 160m² with panoramic view and swimming pool and indoor jacuzzi, gym, billiard room is made for you!! On a plot of 3500m² fenced with electric gate, parking, garage of 32m², alarm, fiber, currently the layout is as follows: entrance with cupboard opening onto kitchen open to living room with ducted wood insert (2 vents), 1 living room, WC, shower room, 1 games room, bedroom with large cupboard, another toilet, a master bedroom of more than 20.5m² with dressing room and shower room, then from a corridor you arrive at another living room with wooden insert and upstairs a another bedroom of more than 25m² (possibility of making 2 bedrooms), in the basement a storage room, a billiard room of 22.5m², a laundry room, a gym opening onto an indoor swimming pool with jacuzzi (VMC 7 vents + dehumidifier) Your commercial agent registered



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