

Price on request

For sale house

5 rooms

Surface : 170 m²

Surface of the land : 2663 m²

Exposition : Sud est

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : Exceptionnel

Couverture : tiles

Features :

Electricité refaite, double glazing,
Chauffage au sol, garage, Appentis, Portail
électrique, Puits, Laundry room, Piscine
avec liner

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

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



House 4072TI Clairac

A sure favorite! Located in the immediate vicinity of the city center in a green environment, this house will seduce you with its generous volumes, its natural light and the quality of its services. Located on a magnificent enclosed and wooded plot of 2,663 m², without any vis-à-vis, it offers a privileged living environment combining comfort, privacy and nature. Upon entering, you will be charmed by a vast living room bathed in light thanks to a large bay window, with a kitchen open to the living/dining room + a winter lounge with insert, and direct access to the perfectly exposed terrace. The ground floor also includes a first bedroom with a closet, dressing room and adjoining shower room with double sink and WC, as well as a storeroom and a separate WC. A second bedroom completes this level, as does a laundry room with direct access to the garage. Upstairs, a landing leads to two bedrooms and a bathroom equipped with a macerator. Outside, you will enjoy a private, fully enclosed and beautifully landscaped space, including a large terrace with electric awning and a swimming pool with liner, perfect for sunny days. A two-car shed, a garage with electric door, a working well, two independent accesses with electric gates, as well as numerous parking spaces complete this property.



Tonneins Immobilier - 8 Avenue Charles de Gaulle, 47400 Tonneins

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