

**6**05 53 20 14 14

🔀 tonneins-immobilier@orange.fr 👘 🛚 🛚

www.tonneins-immobilier.com

## 407 000 €

For sale property 6 rooms Surface : 235 m<sup>2</sup>

Surface of the living : 61 m<sup>2</sup> Surface of the land : 10000 m<sup>2</sup> Year of construction : 1900 Exposition : Sud View : Jardin Hot w ater : Individuel Inner condition : good External condition : good Couverture : tiles

## Features :

Surf terrace. 30.67, Garage area: 131, Double vitrage

4 bedroom 1 terrace 1 bathroom 1 show er 2 WC 1 garage Energy class (dpe) : C

Document non contractuel 16/05/2024 - Prix T.T.C

Emission of greenhouse gases (ges) : E





## Property 3662ti Fauillet

Located in the town of FAUILLET, all you have to do is put down your suitcases in this magnificent restored barn of 235m<sup>2</sup> which has kept all the charm with its stones, its character, its large volumes, on the ground-gifts of Gironde d&#39; origin !! There will be no middle ground, you will love it or hate it! On the ground floor a kitchen of 24m<sup>2</sup>, a dining room of more than 61m<sup>2</sup> very bright, a bedroom (17m<sup>2</sup>), a shower room with WC (10.73m<sup>2</sup>), on the 1st floor a landing of 36m<sup>2</sup> leads to 3 bedrooms including 1 master bedroom with bath and WC (18.82, 18.12 and 58.92m<sup>2</sup>). An independent shed, an adjoining garage of 131m<sup>2</sup> that can be converted if you want more volumes on 2 levels, an adjoining outbuilding of 41m<sup>2</sup>, all on more than 1HA of land. Double glazing, compliant individual sanitation, low property tax complete this property, a visit is essential!! Your commercial agent registered with the RSAC of Agen under the number 851 388 330 Séverine VINCENT-VIRY 0624890993

Fees and charges : 407 000 € fees included

Toreineins Immediate

Tonneins Immobilier - 8 Avenue Charles de Gaulle - 47400 Tonneins Tél: 05.53.20.14.14 - tonneins-immobilier@orange.fr 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 - \*prix F.A.I.