

212 000 €

For sale house

6 rooms

Surface : 257 m²

Surface of the living : 50 m²

Surface of the land : 4821 m²

Hot water : Fuel

External condition : good

Couverture : tiles

Features :

Cheminée, Calme

4 bedroom

1 terrace

1 bathroom

1 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

03/05/2025 - Prix T.T.C



House 3717TI Gontaud-de-Nogaret

Built on a plot of approximately 4850m² in 1974, this traditionally built house is located in a quiet environment with an unobstructed view of the countryside where you can breathe tranquility with less vis-à-vis. Pushed the door, you enter a large entrance hall with cupboard serving an office with cupboard, a bright living-dining room of more than 55m² with access to a large tiled terrace with a southern exposure. The visit continues with a separate and equipped kitchen opening onto a veranda, a hallway allowing access to four bedrooms, two of which have fitted wardrobes, a mixed bathroom (shower cubicle + bath), a WC, access to the attic and one to the basement. The basement includes the entire part of the ground floor, approximately 155m² with a garage, boiler room and storage space. The house is accessible by two separate entrances, a large outdoor car park and a garden area complete this property. Wooden joinery, individual sanitation, oil heating, fireplace... To find out more, contact us!

Fees and charges :

212 000 € fees included



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