

202 000 €

For sale house

6 rooms

Surface : 155 m²

Surface of the living : 32 m²

Surface of the land : 700 m²

Year of construction : 1970

Hot water : Fioul

Inner condition : a refresh

External condition : good

Features :

Balcon couvert avec son barbecue, Grand

Garage, fireplace, Portail électrique,

garden

4 bedroom

1 terrace

1 shower

1 WC

2 garages

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

28/04/2024 - Prix T.T.C



House 3859TI Gontaud-de-Nogaret

Located in the town of Gontaud, less than 5 minutes walk from all amenities (bakery, grocery store, pharmacy, schools, etc.) An ideal project for a liberal profession would be the front part and the back for the housing part. This traditional house with basement includes on the first floor an entrance with cupboard, a dining room, a living room with its fireplace and a fitted kitchen opening onto a covered balcony with its barbecue, 4 bedrooms including 2 with cupboards, an office, a shower room with cupboard, a toilet, and a storage room. On the ground floor you will find 2 large garages with an area of 52m² and 72m². Outside, there is a fenced garden with an area of 700m². PVC joinery, oil heating and fireplace, mains drainage. Your Commercial Agent registered with the RSAC of Agen under number 851 388 330, Séverine VINCENT-VIRY 06.24.89.09.93

Fees and charges :

202 000 € fees included



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.