

**199 900 €**

**For sale house**

**5 rooms**

**Surface : 163 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Surface of the land : 4500 m<sup>2</sup>**

**Hot water : Gaz**

**Inner condition : a refresh**

**Features :**

2 Garages, Terrasse de 27m<sup>2</sup>, garden, fireplace, double glazing

4 bedroom

1 terrace

1 bathroom

1 WC

2 garage

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

08/05/2024 - Prix T.T.C



### House 3792TI Lagrère

Tonneins real estate offers you this charming residence not overlooked, 3 km from the town center of Tonneins. You dreamed of it, we offer it to you. DESCRIPTION: A private park with impressive tree planting. With a living area of 163.34 m<sup>2</sup>, the house benefits from interior and exterior restoration. It includes: 1 apartment on the ground floor requiring updating (50m<sup>2</sup>), a second apartment created on the ground floor (52.8m<sup>2</sup>), on the first floor the private dwelling of (93m<sup>2</sup>), living room, equipped kitchen, 3 bedrooms, bathroom and separate toilet. Cellar with laundry room. 2 outbuildings (25 m<sup>2</sup> + 15 m<sup>2</sup>) + shed / shelter of 22 m<sup>2</sup>. Land 4500 m<sup>2</sup> with water well. Central heating, double glazing, property tax 800 euros. Contact the sales agent Tony ASCOLI on 06.18.47.17.77 (Sales agent registered with the RSAC of Agen under number 791 041 585).

Fees and charges :

199 900 € fees included

