

149 900 €

For sale house

5 rooms

Surface : 160 m²

Surface of the living : 21 m²

Surface of the land : 676 m²

Year of construction : avant 1948

Hot water : Fuel

Inner condition : good

External condition : good

Features :

Cheminée, Double vitrage

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : D

Document non contractuel

18/06/2025 - Prix T.T.C



House 4056TI Tombeboeuf

Located in the commune of Tombeboeuf, 15 minutes from Miramont de Guyenne, 20 minutes from Tonneins, 20 minutes from Sainte Livrade, this single-story habitable house offers generous volumes, ideal for a large or blended family. On the ground floor, you'll discover an entrance hall leading to a separate kitchen, a cozy living room with a wood-burning fireplace, and a dining room, which can easily be converted into a bedroom as needed. A hallway leads to a shower room and a separate toilet. Upstairs, a first hallway leads to a bedroom, while a second hallway leads to a bathroom and two other spacious bedrooms. You will also enjoy a terrace. Outside, a 676 m² garden, offering a beautiful space to enjoy the beautiful days. The attic was insulated two years ago. The roof structure and roof were redone about 15 years ago. The house is equipped with double glazing, mains drainage, and mixed oil and electric heating. 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 :

149 900 € fees included



Tonneins Immobilier - 8 Avenue Charles de Gaulle, 47400 Tonneins

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Code NAF 6831Z - SIRET 75261616900021 - RCS d'AGEN - Garantie financière : Agence non détentrice de fonds donc sans obligation de garantie financière - Document non contractuel