

**6**05 53 20 14 14

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## 97 500 €

For sale house 5 rooms Surface : 110 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup> Surface of the land : 150 m<sup>2</sup> Hot w ater : Gaz Inner condition : a refresh External condition : good Couverture : tiles

Features : Laundry room

4 bedroom 1 bathroom 1 WC

Energy class (dpe) : E Emission of greenhouse gases (ges) : E



House 3672TI Tonneins

House located in a quiet street with schools and shops nearby. This house comprises on the ground floor an entrance leading to a living room/living room with functional fireplace, a kitchen/dining room, a laundry room that can be transformed into a shower room, a WC. Upstairs, a large landing leading to four bedrooms, two of which have closets, a bathroom and access to the attic. Private garden not overlooked at the back of the house with  $15m^2$  workshop and a well. Roof in very good condition, town gas central heating with recent boiler, single-glazed wooden joinery.

Fees and charges : 97 500 € fees included

Document non contractuel 27/04/2024 - Prix T.T.C



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.