

**194 500 €**

**For sale house**

**6 rooms**

**Surface : 145 m²**

**Surface of the living : 30 m²**

**Surface of the land : 1246 m²**

**Year of construction : 1972**

**Hot water : Gaz**

**Inner condition : a refresh**

**External condition : good**

**Couverture : tiles**

**Features :**

Chaudière gaz récente, single floor ,  
Double vitrage, Puits, Garage 2 véhicules  
de 40m², 5 Chambres

4 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

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



### House 4004TI Tonneins

Traditionally built house of approximately 175m² habitable with a dovecote, all on a fully enclosed and perfectly maintained plot. The latter is located less than 1 km from amenities in the town of Clairac (schools, bakery, etc.), 10 minutes from the nearest train station and 20 minutes from the Toulouse-Bordeaux motorway. This fully habitable single-storey house has recently been renovated. It consists of a spacious entrance, a 50m² living/dining room with an insert, a separate and equipped kitchen. The sleeping area served by a hallway offers 3 bedrooms (one in the dovecote/ one with a 12m² dressing room easily convertible into a 4th bedroom/ one of 13m²), a bathroom + shower and a toilet. Adjoining the kitchen, a laundry area + an office slightly away from the living room for teleworking, for example (fiber optic). Accessible from the living room, an air-conditioned veranda with a view of the swimming pool. The pool area is fully enclosed and not overlooked. Technical room with a salt system, a toilet and a sink. Access via a tarmacked entrance with an electric gate serving a 30m² garage and a lean-to of the same surface area. This house has many features: Atalntic electric heating, PVC double glazing, fault-free electricity, insert, VMC, optical fiber, maintained canal



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

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