

## Price on request

**For sale house**

**5 rooms**

**Surface : 132 m²**

**Surface of the living : 21 m²**

**Surface of the land : 441 m²**

**Year of construction : 1960**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : good**

**Couverture : tiles**

### Features :

Chauffage au gaz de ville, 4 Chambres,  
Terrain clos, Puits, garage, garden

4 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

**Energy class (dpe) : F**

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

Document non contractuel

30/08/2025 - Prix T.T.C



## House 4080TI Tonneins

Close to the downtown area of Tonneins, this detached house from the 1960s offers great potential after renovation. With a living space of approximately 132 m², it is situated on a fenced plot of about 450 m². The ground floor includes an entrance hall, a separate toilet, a fitted and separate kitchen, a bright living room opening onto a covered terrace, as well as a laundry room. From the terrace, you access a private garden, featuring a 13 m² workshop and a well. Upstairs, a central landing leads to four bedrooms and a bathroom. The house also has an attached garage. Renovation work will be needed throughout: insulation, heating system, electrical wiring, window frames... Ideal for a primary residence project or as a rental investment after renovation. The neighborhood is quiet and pleasant, while still close to shops, schools, and services.

Fees and charges :



Tonneins Immobilier - 8 Avenue Charles de Gaulle, 47400 Tonneins

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