

## Price on request

**For sale house**

**6 rooms**

**Surface of the living :** 29 m²

**Surface of the land :** 1700 m²

**Hot water :** Electrique

**Features :**

pool, Pool house, Double vitrage, Portail automatique, Calme

4 bedroom

2 terraces

1 bathroom

2 WC

1 garage

**Energy class (dpe) :** D

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

Document non contractuel

17/09/2025 - Prix T.T.C



## House 4104TI Tonneins

Warning, a real gem!!! Looking for a beautiful renovated old house of approximately 190m² that has preserved the charm of wood, bricks, and terracotta tiles, set on a lovely 1700m² park complete with a pool, all in a quiet location with no overlooking neighbors? This property is made for you!! It features on the ground floor a large equipped kitchen, a living room with a wood stove, a dining room, and a WC. Upstairs, you'll find 3 spacious bedrooms and a large mixed bathroom with a toilet. From a half-landing, there is a stunning mezzanine that can serve as an office, as well as a 4th bedroom. An attached garage of about 25m² includes a back kitchen, laundry room, pellet boiler with a 1-ton silo, plus a second detached garage of 25m². The property also boasts a 10x4m pool, 2 terraces including one with a barbecue, double glazing, reversible air conditioning upstairs, and fiber optic connection—this home definitely deserves a visit!! Your sales agent registered with the Agen RSAC under number 851 388 330, Séverine VINCENT-VIRY 0624890993

Fees and charges :



Tonneins Immobilier - 8 Avenue Charles de Gaulle, 47400 Tonneins

05.53.20.14.14 - tonneins-immobilier@orange.fr - www.tonneins-immobilier.com

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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