

## Price on request

**For sale house**

**5 rooms**

**Surface : 150 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

**Surface of the land : 1568 m<sup>2</sup>**

**Year of construction : 1976**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

### Features :

Double vitrage PVC, Electrcité refaite, air conditioning, Toiture neuve, 4 chambres, Insert bois, Fibre optique, mains drainage, calm

4 bedroom

1 terrace

2 showers

1 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

14/01/2026 - Prix T.T.C



## House Tonneins

Located in a peaceful and sought-after area, this 1970s house stands out for its quality construction, generous spaces, and excellent maintenance. From the entrance, you will find a bright, air-conditioned living area of 45 m<sup>2</sup> featuring a wood-burning stove, opening onto a fully equipped 20 m<sup>2</sup> kitchen with an adjoining pantry. The sleeping area includes 4 bedrooms with storage, including two suites with private showers, one bedroom with a walk-in closet, and a separate toilet. Air conditioning is provided in the hallway and the master bedroom. The house benefits from a full basement offering a 25 m<sup>2</sup> finished room, a double garage, and a large workshop/storage area. Set on a fenced plot of 1,568 m<sup>2</sup>, the property includes a large parking area and an existing masonry pool, currently empty and ready to be renovated according to your plans. Features: reversible air conditioning, wood-burning stove, central gas heating, roof in very good condition (partially new), updated electrical wiring, connection to the sewage system, fiber optic internet.

**Fees and charges :**



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