

**118 000 €**

**For sale maison de ville**

**7 rooms**

**Surface : 140 m²**

**Surface of the land : 70 m²**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : good**

**Couverture : tiles**

**Features :**

Lot de 2 maisons, Travaux de rafraichissement, Murs isolés, Toiture en très bon état, Electricité refaite entièrement, Double vitrage, Garage indépendant à 30m

4 bedroom

2 bathrooms

2 WC

1 garage

Document non contractuel

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



### Maison de ville 4040TI Tonneins

For sale in Tonneins (47400), a stone's throw from the town centre, a property complex comprising two currently unoccupied houses, sold with an independent garage located just 30 metres from the accommodation. - The first house of 80m² consists, on the ground floor, of a convivial living room with a separate toilet. On the first floor, there is a large bedroom and a mixed bathroom (bath/shower). The second floor offers a bedroom with a built-in closet as well as an office, also equipped with storage. - The second house offers a similar layout, but a smaller surface area (62m²): a living room and a WC on the ground floor, a bedroom and a bathroom on the first floor, then a bedroom in the attic on the second. - The garage located a few meters away is a real plus, it can be rented with accommodation or separately to provide additional income. Both properties have benefited from recent work: Roof in very good condition / Electricity redone / PVC double glazing on all openings / Insulated walls. However, some refurbishment work (painting, floors, updating, heating system) is required to enhance the overall appearance, but the general condition is sound and the equipment is functional. These properties represent an excellent rental investment opportunity, whether for traditional rentals,



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

Code NAF 6831Z - SIRET 75261616900021 - RCS d'AGEN - Garantie financière : Agence non détentrice de fonds donc sans obligation de garantie financière - Document non contractuel