

## Price on request

**For sale house**

**7 rooms**

**Surface : 111 m²**

**Surface of the living : 30 m²**

**Surface of the land : 605 m²**

**Year of construction : Avant 1948**

**View : Garonne**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

### Features :

pool, Vue Garonne, Climatisation  
Réversible, double glazing, Terrasse,  
dow ntow n

4 bedroom

2 terraces

1 bathroom

2 WC

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

14/10/2025 - Prix T.T.C



## House 4124TI Tonneins

Rare find!!! Want to relax on one of the two covered 48m² terraces with a stunning view of the Garonne and enjoy beautiful sunsets? This ready-to-live-in 111m² single-family home with spacious rooms is perfect for you!! It features an entrance with a closet, a WC, a living area of about 40m² with an open kitchen, a pantry-laundry room, 3 bedrooms, a bathroom with WC, and upstairs a large 35m² mezzanine that can be used as an extra bedroom, an office, or a playroom with 2 electric skylights (there's the option to add partitions to create 2 additional bedrooms), a cellar, and 2 covered terraces of 48m² all situated on a 605m² plot with an above-ground sunken pool and complete privacy. No garage, but there is a possibility to rent one right across the street for €60 per month. Double glazing, electric shutters, city gas heating + reversible air conditioning in every room, energy rating B, connected to fiber optic internet + sewer system. A visit is a must!! 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