

Price on request

For sale house

8 rooms

Surface : 240 m²

Surface of the living : 60 m²

Surface of the land : 2093 m²

Hot water : Electrique

Inner condition : good

Features :

pool, Cheminée, Chambre de plain-pied,
Double vitrage, Portail automatique, Calme

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

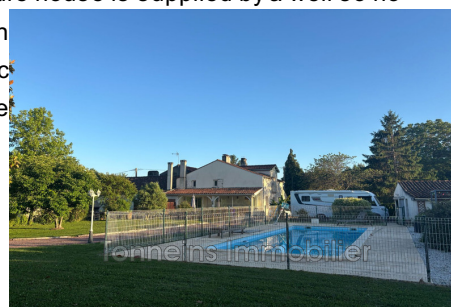
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15/12/2025 - Prix T.T.C



House 4154TI Calonges

Attention, a new gem—you just have to unpack your bags!! Perfect for a blended family or a foster care project for children or the elderly, or even, since this house can easily be divided into two separate units, to generate extra income by renting part of the house as a vacation rental or BNB, or perhaps to start a professional practice... everything is possible with its 2 gates and 2 entrances at the front and back of the property!!! This house of approximately 240m² with spacious rooms is located in the town of Calonges, 10 minutes from Tonneins, 15 minutes from Casteljaloux, and 20 minutes from Marmande. The ground floor includes a veranda, a large eat-in kitchen, a living room, 3 bedrooms, a shower room with toilet, and a utility room; upstairs features a beautiful landing of about 60m² serving as a second living area, 2 additional bedrooms, a shower room with both shower and bathtub, and a separate toilet. Outside, on a lovely fenced park of approximately 2100m² with an electric gate, you'll find a double detached garage, a workshop, and a secure swimming pool with a new pump. Double-glazed windows, oil-fired boiler heating, a fireplace insert and a wood-burning stove, reversible air conditioning upstairs, the entire house is supplied by a well so no



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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