

## Price on request

**For sale house**

**8 rooms**

**Surface : 260 m²**

**Surface of the living : 55 m²**

**Surface of the land : 1500 m²**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

### Features :

Toiture en très bon état, Pompe à chaleur neuve, Panneaux photovoltaïques, Revenus locatifs 5400€, single floor, Double vitrage PVC

5 bedroom

1 terrace

2 show ers

2 WC

1 garage

**Energy class (dpe) : C**

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

Document non contractuel

30/08/2025 - Prix T.T.C



## House 4090TI Lagrère

Just 10 minutes from Tonneins and 20 minutes from Marmande, discover this charming property divided into 2 separate units, located in a flood-free area, offering a peaceful setting and numerous possibilities. Ideal for a large family, a craftsman, or a bed and breakfast project, it boasts a total living area of 260 m² on a flat, enclosed, and wooded plot of 1,500 m². The main house of 200 m² impresses with its welcoming entrance, independent, fully equipped kitchen with an indoor barbecue. Additionally, there is a spacious, bright living room of nearly 55 m². The sleeping area includes four large bedrooms, a shower room, and a WC. Attic space is convertible. Attached to the house but with a separate entrance, a 60 m² one-bedroom apartment is already rented to a retired tenant, generating an income of €5,400/year. An outbuilding of 130 m² (garage, workshop, storage room) offers plenty of options for customization. On the technical side: you will benefit from a recent air-to-water heat pump (about 3 years old), self-consumption solar panels installed in 2022 that reduce the electricity bill to just €40/month, a roof in very good condition, and double glazing.

Fees and charges :



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