

**235 000 €**

**For sale house**

**7 rooms**

**Surface : 240 m²**

**Surface of the living : 31 m²**

**Surface of the land : 454 m²**

**Year of construction : 1948**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Jardin arboré, Véranda, 5 chambres,  
Habitable de plain-pied, Garage, Chambre  
de plain-pied, Double vitrage

5 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

17/06/2025 - Prix T.T.C



### House 4058TI Tonneins

This elegant bourgeois house, adjoined only by the garage, offers generous volumes and a wooded garden with no overlooking neighbours. On the ground floor, you will be welcomed by a spacious entrance that opens onto a bright 31 m² living room, an adjoining dining room extended by a veranda. The separate kitchen, the laundry room and a master suite with cupboards and a private shower room. A separate toilet with a water point, as well as an adjoining garage, tiled, insulated and equipped with a motorized gate, complete this level. On the first floor, you will find a bedroom of 26 m², three other bedrooms of approximately 25 m² with wardrobes, a spacious bathroom of 17 m² with WC, as well as an additional separate WC and a central corridor serving the whole. The second floor features an insulated attic. Aluminum joinery with motorized roller shutters, a garage with a gate, and a cellar with joists. Outside, you will enjoy a terrace and a wooded garden, not overlooked, ideal for sunny days. Come and discover it without delay!! Your commercial agent registered with the RSAC of Agen under number 851 388 330 Séverine VINCENT-VIRY 06.24.89.09.93.

Fees and charges :



Tonneins Immobilier - 8 Avenue Charles de Gaulle, 47400 Tonneins

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