

## Price on request

**For sale house**

**7 rooms**

**Surface : 175 m²**

**Surface of the living : 45 m²**

**Surface of the land : 766 m²**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

### Features :

mains drainage, Radiateurs à économie d'énergie, Climatisation (salon), single floor, Maison + logement indépendant, double glazing, Laundry room, garage, Puits

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Document non contractuel

03/11/2025 - Prix T.T.C



## House 4114TI Tonneins

In a quiet and well-liked neighborhood of Tonneins, come and discover this single-story house with generous spaces and plenty of potential. It features a spacious living area of 45.5 m² with an open, fully equipped kitchen, four bedrooms, a shower room, and a separate toilet. You will also benefit from a veranda, a laundry room, and a pantry. A real asset completes this property: an independent apartment of 65 m² with a private entrance, comprising a living room with a fitted kitchen, one bedroom, a shower room, and a toilet. This space can comfortably accommodate family or friends in complete privacy or generate excellent rental income (around €70 per night for vacation rentals). Outside, the landscaped garden filled with trees and flowers offers an ideal place to relax. A 37 m² workshop and an 18 m² garage complete the setup, providing ample storage space. The house is equipped with energy-efficient electric radiators, PVC double-glazed windows, completely renovated electrical wiring, connection to the public sewer system, and a well-maintained roof. Your sales 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

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