

189 000 €

Contact agency

Tonneins Immobilier

8 Avenue Charles de Gaulle

47400 Tonneins

05.53.20.14.14 /

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For sale house

13 rooms

Surface : 314 m<sup>2</sup>

Surface of the land : 964 m<sup>2</sup>

Year of construction : 1985

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

double glazing



### House 3712TI Tonneins

Tonneins Immobilier has the honor of offering you this former training center of more than 300 m<sup>2</sup> near the town center of Tonneins, on foot from all amenities (shops, pharmacy, bakery) and located in a very popular residential area of Tonneins ( Possible request to the town hall to change destination and move into housing with the possibility of making several lots). This former training center consists of two buildings, the first offers more than 107 m<sup>2</sup> with a reception of 12.5 m<sup>2</sup> serving a classroom of 48.50 m<sup>2</sup>, an office of 14.80 m<sup>2</sup> and a kitchen area. This first building also includes a second office of 9.64 m<sup>2</sup>, a reserve between the two offices and two toilets. The second building offers more than 207 m<sup>2</sup> with 5 rooms (11.25; 11.20; 33; 59 and 65 m<sup>2</sup>), a WC area with sink, hand dryer, disabled WC, WC and urinal and finally a break room. A large public car park is available just in front of the property. All on a plot of 964 m<sup>2</sup> fully fenced and with the possibility of parking outside the commercial premises. City gas heating, mains drainage and double glazing. Tony ASCOLI at 06.18.47.17.77 (commercial agent registered with the RSAC of Agen under number 791 041 585).

Fees and charges :

189 000 € fees included

Document non contractuel

