

118 500 €

Contact agency

Tonneins Immobilier

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For sale house

4 rooms

Surface : 75 m²

Surface of the living : 25 m²

Surface of the land : 397 m²

Year of construction : 1960

View : Citadine

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Toiture en très bon état, Electricity redone, Enclosed garden, PVC windows, Heart of city, double glazing, Laundry room, Chaudière au gaz de ville

2 bedroom

1 shower

2 WC

1 parking

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel



House 4032TI Tonneins

For sale in Tonneins, this charming 1960s house is located just a stone's throw from the town center. Its location is ideal: all shops, schools, amenities, and the train station are within walking distance, making daily life easy and pleasant. The house has undergone several major renovations. The roof is in excellent condition, the electrical system has been completely redone, the windows are double-glazed PVC, and the property is connected to the mains drainage system. It rests on a crawl space, and also has a cellar in the basement insulated with a ceiling and a boiler room area (gas boiler and electric hot water tank), ideal for storage or a workshop space. The living area is distributed as follows: - On the ground floor, you will find an entrance hall, a bright living room, a fitted kitchen (equipped with a sink, an extractor hood and storage units), a laundry room with direct access to the garden, as well as a separate toilet. - Upstairs, the house has two good-sized bedrooms, a functional bathroom, and a second separate toilet. The whole thing is completed by a pleasant garden, perfect for enjoying the beautiful days, gardening or creating a relaxation area. The house is healthy and immediately habitable. This property is perfect for a primary residence, a pied-à-terre, or a rental investment. Visit without delay!

Fees and charges :

118.500 € fees included

