

93 000 €

**Contact agency**

**Tonneins Immobilier**

8 Avenue Charles de Gaulle

47400 Tonneins

05.53.20.14.14 /

hugoguiton.immobilier@gmail.com

**For sale house**

**3 rooms**

**Surface : 75 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Surface of the land : 36 m<sup>2</sup>**

**Hot water : Individuel**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Terrasse de surf. 4.5, Surface de garage : 36

2 bedroom

1 terrace

2 bathrooms

1 garage

2 parkings



**House 3619ti Tonneins**

Dwelling house located a few minutes from the city center, close to all amenities. On the ground floor, a large 23m<sup>2</sup> living room opening onto a 4.5m<sup>2</sup> terrace with a fully equipped kitchen, an 8m<sup>2</sup> hallway, a shower room with washbasin and a separate WC. On the 1st floor, a clearance of 2.5m<sup>2</sup>, 2 bedrooms of more than 11m<sup>2</sup> each, an office of more than 5m<sup>2</sup>, a bathroom of 9m<sup>2</sup>. The bedrooms have a magnificent original floor. In the basement, a garage of 36 m<sup>2</sup> (electric door), a stone cellar of 4.8m<sup>2</sup>. Facing the garage door, a fully fenced green area of 36m<sup>2</sup> with access through a gate, private parking facing the gate. Renovated house, remodeled roof, recent coating, double glazing and rolling shutters throughout the house. Rental lease ending in October 2025 rented 540 euros per month. Visit possible on Saturday morning only by appointment. Tony ASCOLI at 06.18.47.17.77 (commercial agent registered with the RSAC of Agen under number 791 041 585

Fees and charges :

93 000 € fees included

Document non contractuel

