

318 000 €

Contact agency

Tonneins Immobilier

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For sale house

5 rooms

Surface : 141 m<sup>2</sup>

Surface of the living : 57 m<sup>2</sup>

Surface of the land : 1570 m<sup>2</sup>

Year of construction : 2012

Hot water : Ballon d'eau chaude

Inner condition : GOOD

External condition : GOOD

Features :

POOL, Garage 180m<sup>2</sup>, Outbuilding, electric shutters, Cave 45m<sup>2</sup>, double glazing, Clim réversible dans la pièce à vivre, Boules

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

1 cellar



### House 3798TI Gontaud-de-Nogaret

Located on the Marmande Tonneins axis in the popular town of Gontaud de Nogaret, this PP house from 2012 of approximately 141m<sup>2</sup> with basement of 165m<sup>2</sup> and swimming pool with independent studio has everything to seduce you!! It is composed of an entrance with large cupboard, a living room of 57m<sup>2</sup> with open kitchen, a laundry pantry, a bathroom with shower and bathtub of 9.5m<sup>2</sup>, a toilet, 3 bedrooms of 13.59, 13.9 and 16.95m<sup>2</sup> including a master bedroom with shower room, an office or dressing room. From the living room with a bay window in brick partition you arrive on a covered terrace of 22.70m<sup>2</sup>. A 165m<sup>2</sup> basement which today serves as a garage, gym but also a part of clay to serve as a cellar. On the exterior part a large 10X5 swimming pool + a paddling pool area, a barn but also an outbuilding with bedroom, WC and sink. White aluminum joinery, micro station, underfloor heating + air conditioning in the living room, low property tax complete this property, you will have to act quickly!! Your commercial agent registered with the RSAC of Agen under number 851 388 330 Séverine VINCENT-VIRY 0624890993

Fees and charges :

318 000 € fees included

Document non contractuel

