

278 000 €

**Contact agency**

**Tonneins Immobilier**

8 Avenue Charles de Gaulle

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**For sale house**

**5 rooms**

**Surface : 170 m<sup>2</sup>**

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

**Surface of the land : 2440 m<sup>2</sup>**

**Hot water : Individuel**

**Inner condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, AIR CONDITIONING, Détail piscine : 10x4.5, Nature piscine : COQUE

3 bedroom

1 bathroom

2 WC

2 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



**House 3592TI Puch-d'Agenais**

Located in the town of Puch d'agenais just 8 minutes from the motorway, 10 minutes from Tonneins and 20 minutes from Casteljaloux, all you have to do is put your bags down in this renovated farmhouse of 170m<sup>2</sup> without any nuisance, it has everything to seduce you!! On the ground floor a kitchen open to the living room (60m<sup>2</sup>) air conditioning + pellet stove, a WC, a pantry, utility room, 2 rooms of 12.28 and 11.96m<sup>2</sup> that can be used as an office, games room, additional bedrooms, library... On the 1st : 3 bedrooms all with air conditioning and all cupboards, 1 WC, 1 bathroom of almost 12m<sup>2</sup> with shower and bath. Independent on the plot of 2440m<sup>2</sup> a car port for 2 cars and a partly insulated workshop with PVC window door of 38.75m<sup>2</sup> that can be used for example as additional accommodation, a shell swimming pool built in 2017 with salt 10X4.5 (shell guaranteed for 30 years). Microstation, double glazing, heat pump, insulation attic and walls, low property tax complete this property a visit is essential!! Your commercial agent registered with the RSAC of Agen under the number 851 388 330 Séverine VINCENT-VIRY 0624890993

**Fees and charges :**

278 000 € fees included

