

**133 000 €**

**Contact agency**

**Tonneins Immobilier**

8 Avenue Charles de Gaulle

47400 Tonneins

05.53.20.14.14 /

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**For sale house**

**4 rooms**

**Surface : 105 m²**

**Surface of the living : 21 m²**

**Surface of the land : 170 m²**

**View : Citadine**

**Hot water : Gaz de ville**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, Electricity redone, Cuisine équipée neuve, Chauffage au gaz de ville, Habitable de plain-pied, double glazing, Larder

3 bedroom

1 terrace

1 shower

2 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



**House Tonneins**

Town house located close to schools, shops and amenities in need of refreshment which can be perfectly suitable for a first acquisition or for rental investment. It comprises on the ground floor a lounge / living room, a large separate fitted kitchen with access to an outdoor courtyard without vis-à-vis, a bedroom with cupboards, a recent bathroom, a scullery and a WC. All on one level. Upstairs, a landing leading to two bedrooms and access to the attic. City gas heating, some joinery is double glazed, roof in good condition, mains drainage. Do not hesitate to join us to visit it!!

**Fees and charges :**

**133 000 € fees included**

