

545 000 €

**Contact agency**

**Tonneins Immobilier**

8 Avenue Charles de Gaulle

47400 Tonneins

05.53.20.14.14 /

hugoguiton.immobilier@gmail.com

**For sale house**

**8 rooms**

**Surface : 270 m<sup>2</sup>**

**Surface of the living : 43 m<sup>2</sup>**

**Surface of the land : 2500 m<sup>2</sup>**

**Features :**

Piscine extérieur et intérieur, Jacuzzi extérieur et intérieur, Insert Bois gainable, Chambre Parentale, double glazing, Laundry room, Fibre

3 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel



**House 3832TI Varès**

Attention nugget!! Want to feel like you're on vacation all year round? Quiet but close to everything? Located in the town of Vares, 5 minutes from Tonneins, its train station and all these amenities, 1 hour 15 minutes from the Bordeaux ring road, 1 hour 30 minutes from the Toulouse ring road, 2 hours 15 minutes from the ocean, 2 hours 45 minutes from Spain, this house with swimming pool and jacuzzi with additional terrace of 160m<sup>2</sup> with panoramic view and swimming pool and indoor jacuzzi, gym, billiard room is made for you!! On a plot of 3500m<sup>2</sup> fenced with electric gate, parking, garage of 32m<sup>2</sup>, alarm, fiber, currently the layout is as follows: entrance with cupboard opening onto kitchen open to living room with ducted wood insert (2 vents), 1 living room, WC, shower room, 1 games room, bedroom with large cupboard, another toilet, a master bedroom of more than 20.5m<sup>2</sup> with dressing room and shower room, then from a corridor you arrive at another living room with wooden insert and upstairs a another bedroom of more than 25m<sup>2</sup> (possibility of making 2 bedrooms), in the basement a storage room, a billiard room of 22.5m<sup>2</sup>, a laundry room, a gym opening onto an indoor swimming pool with jacuzzi (VMC 7 vents + dehumidifier) Your commercial agent registered with the RSAC of Agen under number 851 388 330 Séverine VINCENT-VIRY 0624890993

Fees and charges :

