

384 000 €

Contact agency

Tonneins Immobilier

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For sale property

6 rooms

Surface : 235 m<sup>2</sup>

Surface of the living : 61 m<sup>2</sup>

Surface of the land : 10000 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud

View : Jardin

Hot water : Individuel

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Terrasse de surf. 30.67, Surface de garage : 131, double glazing

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : E

Document non contractuel



### Property 3662ti Fauillet

Located in the town of FAUILLET, all you have to do is put down your suitcases in this magnificent restored barn of 235m<sup>2</sup> which has kept all the charm with its stones, its character, its large volumes, on the ground-gifts of Gironde d&#39; origin !! There will be no middle ground, you will love it or hate it! On the ground floor a kitchen of 24m<sup>2</sup>, a dining room of more than 61m<sup>2</sup> very bright, a bedroom (17m<sup>2</sup>), a shower room with WC (10.73m<sup>2</sup>), on the 1st floor a landing of 36m<sup>2</sup> leads to 3 bedrooms including 1 master bedroom with bath and WC ( 18.82, 18.12 and 58.92m<sup>2</sup>). An independent shed, an adjoining garage of 131m<sup>2</sup> that can be converted if you want more volumes on 2 levels, an adjoining outbuilding of 41m<sup>2</sup>, all on more than 1HA of land. Double glazing, compliant individual sanitation, 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 :

384 000 € fees included

