

229 000 €

Contact agency

Tonneins Immobilier

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For sale house

7 rooms

Surface : 178 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Surface of the land : 3500 m<sup>2</sup>

Year of construction : 1980

Hot water : Puits

Inner condition : GOOD

External condition : GOOD

Features :

w ell, Fruit-trees, fibre optique, porsche,  
single floor, CALM

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



### House 3964TI Gontaud-de-Nogaret

Located in the commune of Gontaud-de-Nogaret, just 15 minutes from Marmande and 10 minutes from Tonneins, this 168m<sup>2</sup> single-storey house has everything to seduce you!! This property consists of a large entrance which opens directly onto a fitted kitchen opening onto a spacious and bright living room with a pellet stove, a bathroom with toilet, a storeroom, a sleeping area comprising three bedrooms, one of which has a closet. It also has an adjoining garage serving an outbuilding which offers a shower room with WC, a kitchen, a living room, a bedroom and a dark room.

Fees and charges :

229 000 € fees included

