

202 000 €

Contact agency

Tonneins Immobilier

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For sale house

6 rooms

Surface : 145 m²

Surface of the living : 30 m²

Surface of the land : 1246 m²

Year of construction : 1972

Hot water : Gaz

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

Features :

Chaudière gaz récente, single floor, , double glazing, well, Garage 2 véhicules de 40m², 5 bedrooms

4 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel



House 4004TI Tonneins

Traditionally built house of approximately 175m² habitable with a dovecote, all on a fully enclosed and perfectly maintained plot. The latter is located less than 1 km from amenities in the town of Clairac (schools, bakery, etc.), 10 minutes from the nearest train station and 20 minutes from the Toulouse-Bordeaux motorway. This fully habitable single-storey house has recently been renovated. It consists of a spacious entrance, a 50m² living/dining room with an insert, a separate and equipped kitchen. The sleeping area served by a hallway offers 3 bedrooms (one in the dovecote/ one with a 12m² dressing room easily convertible into a 4th bedroom/ one of 13m²), a bathroom + shower and a toilet. Adjoining the kitchen, a laundry area + an office slightly away from the living room for teleworking, for example (fiber optic). Accessible from the living room, an air-conditioned veranda with a view of the swimming pool. The pool area is fully enclosed and not overlooked. Technical room with a salt system, a toilet and a sink. Access via a tarmacked entrance with an electric gate serving a 30m² garage and a lean-to of the same surface area. This house has many features: Atlantic electric heating, PVC double glazing, fault-free electricity, insert, VMC, optical fiber, maintained canal tiles, sanitation by septic tank. All you have to do is put down your suitcases, so what are you waiting for? Contact us for a visit

