## 182 000 €

**Contact agency**
**Tonneins Immobilier**
8 Avenue Charles de Gaulle
47400 Tonneins
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**For sale house**
**5 rooms**
**Surface : 102 m²**

**Surface of the living :** 36 m²
**Surface of the land :** 1102 m²
**Exposition :** Sud
**View :** Jardin
**Hot water :** Gaz
**Inner condition :** a refresh
**External condition :** GOOD
**Couverture :** Tuiles en très bon état

**Features :**
Toiture en bon état, Roller shutters, Double vitrage PVC en façade, Covered terrace, Garage : 65m², Enclosed garden, well, CALM

4 bedroom
1 terrace
1 bathroom
2 WC
1 garage

Document non contractuel

## House 4028TI Tonneins

Semi-buried house of 102.92 m² – 4 bedrooms, terrace, garage and garden Come and discover this charming semi-buried house located in a calm and pleasant environment. With a living area of 102.92 m², it is composed on the ground floor of a welcoming entrance, a bright living room, a small veranda to enjoy the garden all year round, a fully equipped kitchen ideal for cooking enthusiasts, a practical pantry, a separate toilet, an office perfect for teleworking, a mixed bathroom and two spacious bedrooms. In the basement, you will have two additional bedrooms offering numerous layout possibilities, a laundry room, a macerator toilet and a large 65 m² garage that can accommodate several vehicles and offers substantial storage space. Outside, the house benefits from a covered terrace to enjoy sunny days, a pretty garden for your moments of relaxation and a well for a water supply. Among its amenities, this house is equipped with a central vacuum system for easy and efficient cleaning, centralized electric shutters for greater comfort, PVC double glazing on the facade for optimal insulation and gas heating for gentle and economical heat. This house offers excellent potential and will meet the needs of a family thanks to its numerous bedrooms and functional spaces. Located in a quiet neighborhood close to all amenities, it offers a pleasant living environment.
Fees and charges :
182 000 € fees included