

123 000 €

Contact agency

Tonneins Immobilier

8 Avenue Charles de Gaulle

47400 Tonneins

05.53.20.14.14 /

hugoguiton.immobilier@gmail.com

For sale ideal investor

7 rooms

Surface : 140 m<sup>2</sup>

Surface of the land : 70 m<sup>2</sup>

Hot water : Electric

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

Features :

Lot de 2 maisons, Travaux de rafraichissement, Murs isolés, Toiture en très bon état, Electricité refaite entièrement, double glazing, Garage indépendant à 30m

4 bedroom

2 bathrooms

2 WC

1 garage

Document non contractuel



### Ideal investor 4040TI Tonneins

For sale in Tonneins (47400), a stone's throw from the town centre, a property complex comprising two currently unoccupied houses, sold with an independent garage located just 30 metres from the accommodation. - The first house of 80m<sup>2</sup> consists, on the ground floor, of a convivial living room with a separate toilet. On the first floor, there is a large bedroom and a mixed bathroom (bath/shower). The second floor offers a bedroom with a built-in closet as well as an office, also equipped with storage. - The second house offers a similar layout, but a smaller surface area (62m<sup>2</sup>): a living room and a WC on the ground floor, a bedroom and a bathroom on the first floor, then a bedroom in the attic on the second. - The garage located a few meters away is a real plus, it can be rented with accommodation or separately to provide additional income. Both properties have benefited from recent work: Roof in very good condition / Electricity redone / PVC double glazing on all openings / Insulated walls. However, some refurbishment work (painting, floors, updating, heating system) is required to enhance the overall appearance, but the general condition is sound and the equipment is functional. These properties represent an excellent rental investment opportunity, whether for traditional rentals, shared accommodation, or even short-term rentals. Shops, schools, and amenities are all nearby.

Fees and charges :

