

233 000 €

Contact agency

Tonneins Immobilier

8 Avenue Charles de Gaulle

47400 Tonneins

05.53.20.14.14 /

hugoguiton.immobilier@gmail.com

For sale house

8 rooms

Surface : 225 m²

Surface of the living : 32 m²

Surface of the land : 1522 m²

Hot water : Individuel

Inner condition : GOOD

External condition : GOOD

Couverture : Tuiles en bon état

Features :

Terrasse de surf. 26, POOL, AIR
CONDITIONING, Surface de garage : 28,
Ground swimming pool, Wooded, Détail
piscine : 11*5, Nature piscine :
TRADITIONNELLE, POOL

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



House 3538ti Varès

In a small village with grocery store, school less than 5 minutes from Tonneins, this traditionally built house offers on the ground floor: an entrance with a cupboard, a living room with fireplace and a bar area, a fitted kitchen with access to a pleasant veranda with barbecue overlooking a large outdoor covered terrace with barbecue pizza oven. The first level also consists of a fitted back kitchen, two bedrooms and an office with cupboard, two shower rooms and a separate WC. Upstairs, a large landing provides access to a large games room of 32m², three bedrooms (15,15,9m²), a bathroom and a WC. On a fenced plot of 1522m², the outdoor space offers everything you need, starting with an 11*5m swimming pool with an automatic salt and PH system, a shower room with a WC, a technical room with a access to a double garage, a lean-to for two cars. You also have a garden with various outbuildings (workshop, storage room, chicken coop, enclosure) but also a well with engine, a 2012 sanitation by microstation, photovoltaic panels which brings in 850€/year, heating system by reversible air conditioning and heating electric, double glazed joinery, electric shutters, roof in good condition.

Price of the property: €249,000 Price of the property excluding fees: €235,000 Fees including tax: 5.957% or €14,000 Fees payable by the purchaser

Fees and charges :

233.000 € agency fees 5.58% à the responsibility of the buyer included

