



Maison de campagne grand jardin



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 234,580.27

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Tonneins
Cap:	47400
Pubblicato:	13/04/2026

Descrizione:

Delphine Houvenaghel and Alexis Riem are pleased to present this splendid country residence located in the town of Tonneins, just 5 minutes from amenities, 15 minutes from the motorway and 5 minutes from Tonneins train station.

This 190m² house opens onto a lovely wooded and fenced garden of 3500m².

As soon as you enter, you will be seduced by its charm and generous volumes, in particular its bright 60m² living room.

The 35m² kitchen, as well as the terrace overlooking the green garden, add to the charm of the place.

On the ground floor, a corridor of 12m² leads to two bedrooms of 14m² and 17m², a laundry room of 5m², a dressing room of 6m², a bathroom with double sink of 10m² and a separate toilet.

On the upper floor there is a mezzanine floor of 31m² as well as on the same floor an access to the convertible attic of 40m² offering various possibilities such as a fourth bedroom, a bathroom or a games room.

Photovoltaic solar panels generate an estimated annual revenue per resale of 1800 euros.

There is also a workshop next to the house with an area of 30m².

In addition, a tobacco dryer on the grounds provides additional creative opportunities.

The house is equipped with underfloor heating in the living area and traditional electric heaters in the night area.



The roof was redone in 2010.
A slight renovation is expected in the night area.

Other notable features are ADSL, a plot of land of 1800 euros, double-glazed carpentry with wooden shutters and an individual sanitation system.

Costruito: 1800

Comune

Camere da letto: 3
Bagni: 1
Finito piedi quadrati: 180 mq
Dimensione del lotto: 3500 mq

Room details

Total rooms: 5

Energy efficiency

Energy Use (kWh/m²/year): 233

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/AGHX-T726950/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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