



## Maison de campagne grand jardin



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 199,900

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Tonneins
CEP:	47400
Adicionado:	13/04/2026

#### Informação adicional:

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 190m<sup>2</sup> house opens onto a lovely wooded and fenced garden of 3500m<sup>2</sup>.

As soon as you enter, you will be seduced by its charm and generous volumes, in particular its bright 60m<sup>2</sup> living room.

The 35m<sup>2</sup> kitchen, as well as the terrace overlooking the green garden, add to the charm of the place.

On the ground floor, a corridor of 12m<sup>2</sup> leads to two bedrooms of 14m<sup>2</sup> and 17m<sup>2</sup>, a laundry room of 5m<sup>2</sup>, a dressing room of 6m<sup>2</sup>, a bathroom with double sink of 10m<sup>2</sup> and a separate toilet.

On the upper floor there is a mezzanine floor of 31m<sup>2</sup> as well as on the same floor an access to the convertible attic of 40m<sup>2</sup> 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 30m<sup>2</sup>.

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.

Construído: 1800

## Comum

Quartos de dormir: 3  
Banheiro: 1  
Pés quadrados acabados: 180 m<sup>2</sup>  
Tamanho do lote: 3500 m<sup>2</sup>

## Room details

Total rooms: 5

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 233

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/AGHX-T726950/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T726950/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1638394

