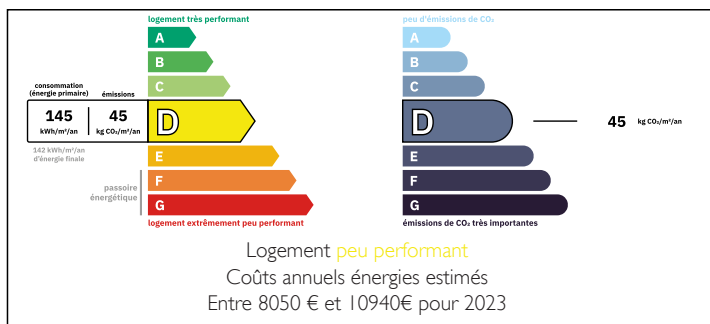


Town centre. Large townhouse with garden and garage. Could be converted into two separate flats

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Tonneins
Department:	Lot-et-Garonne
Bed:	9
Bath:	2
Floor:	420 m2
Plot Size:	700 m2

IN BRIEF

Tonneins: Exceptional Property Complex in the Heart of Val de Garonne

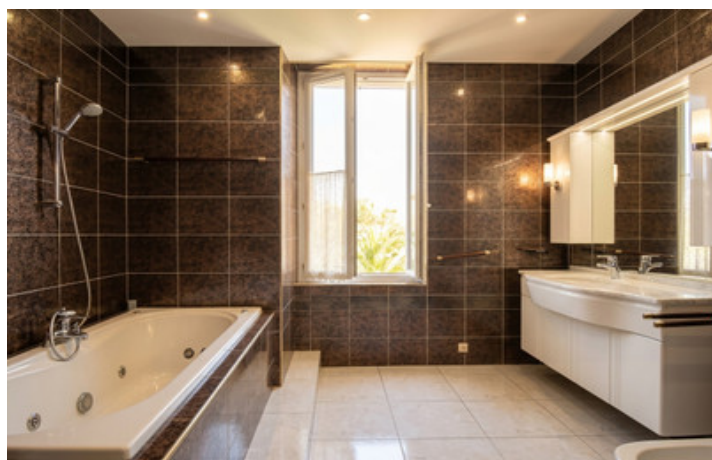
In central Tonneins, a historical town bordered by the Garonne River and its natural setting, discover this vast property steps from the park and Manoque Theatre. Ideal for a large family, bed and breakfast, or main home with rental yield.

The main house features an entrance, first dining room, three lounges, and a second mezzanine dining room with balcony. The upper floor offers four bedrooms and a bathroom with tub and shower. Above sits a bedroom, laundry, and attic. A veranda, scullery, courtyard, garden with well, and double garage complete this space.

The second home includes an entrance, lounge, kitchen, a bedroom with bathroom on the first floor, and two bedrooms on the second. A courtyard and

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2512 EUR

NOTES

DESCRIPTION

The first part of the property comprises:

- * An entrance hall of 16 m²
- * A living room of 20 m²
- * A dining room of 26 m²
- * A living room of 23 m²
- * A dining room of 28 m²
- * A dining room of 19 m²
- * A 40 m² mezzanine with fireplace
- * A boiler room of 2 m²
- * A 23 m² utility kitchen
- * An 11 m² conservatory

On the first floor:

- * A bedroom of 15 m²
- * A bedroom of 12 m²
- * A bedroom of 16 m²
- * A bedroom of 17.75 m²
- * A 10 m² bathroom with bath, shower and WC

On the second floor:

- * A bedroom of 20 m²
- * A utility/laundry room of 9 m²
- * A 54 m² attic

The basement includes a 41 m² cellar.

The second part of the property comprises:

- * An entrance hall of 6 m²
- * A living room of 15.60 m²
- * A kitchen of 19 m²
- * An 11 m² conservatory

On the first floor:

- * A bedroom of 23 m²
- * A bathroom of 13 m²

On the second floor: