

Spacious house, swimming pool, tennis court, close to all amenities.



INFORMATION

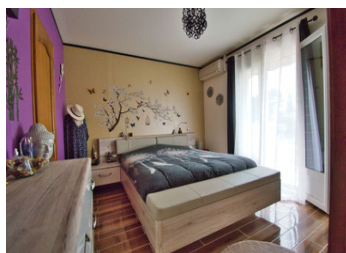
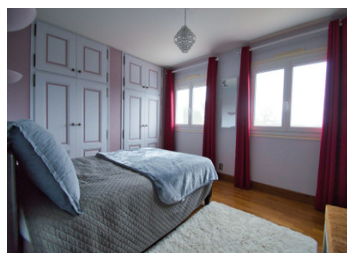
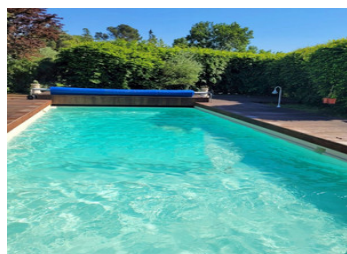
Town:	Tonneins
Department:	Lot-et-Garonne
Bed:	3
Bath:	2
Floor:	167 m2
Plot Size:	4293 m2

IN BRIEF

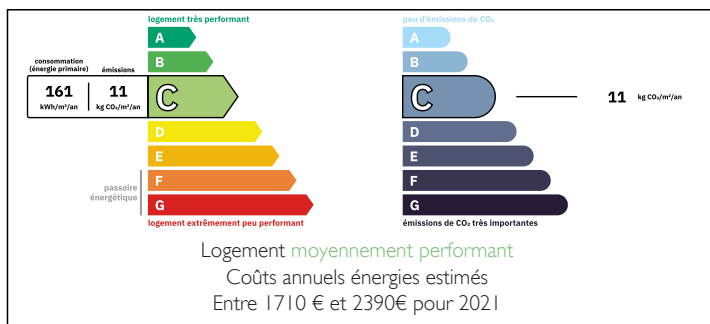
Just a short walk from all amenities, this magnificent 167 m² contemporary house, in perfect condition, offers you an exceptional living environment. Situated in a sought-after residential area, it boasts top-of-the-range features and 4293 m² of perfectly landscaped grounds with a swimming pool and private tennis court.

2 kilometres from the train station

20 minutes from the motorway



ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

Property description:

Ground floor:

A large bright living room with bay window, offering a beautiful view of the outside.

A fitted kitchen opening onto the dining room, for a convivial living space.

A laundry room and separate WC for added convenience.

Access to the sleeping area via a four-step staircase, comprising two bedrooms, one with its own shower room, as well as a shower room and a study.

First floor:

A landing leading to a bedroom, shower room and separate WC

Basement:

A double garage for parking your vehicles.

A workshop for DIY enthusiasts.

A swimming pool room for storage and maintenance.

A wine cellar ideal for storing your best bottles.

Outside:

A superb terrace around the pool for relaxing in the sun.

A tennis court for sports enthusiasts.

A perfectly maintained landscaped garden, offering an exceptional living environment.

Features and equipment :

Thermodynamic water heater and heat pump for economical, environmentally-friendly heating.

Reversible air conditioning for optimum thermal comfort in summer and winter.

Roller shutters and mosquito nets for added comfort and security.

Illuminated chlorine pool, providing the perfect setting for your moments of relaxation.

Well water with pump supplying the house (supplemented by town water) for an economical