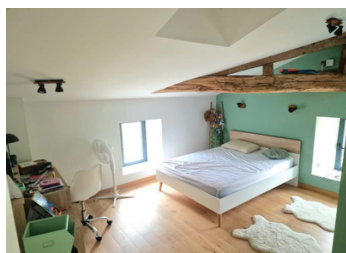
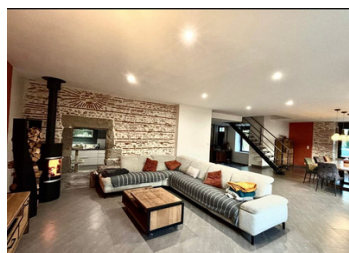


Superb property in a quiet location, recently renovated, swimming pool, terrace, pond and lovely views.



INFORMATION

Town:	Tonneins
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	286 m2
Plot Size:	3758 m2



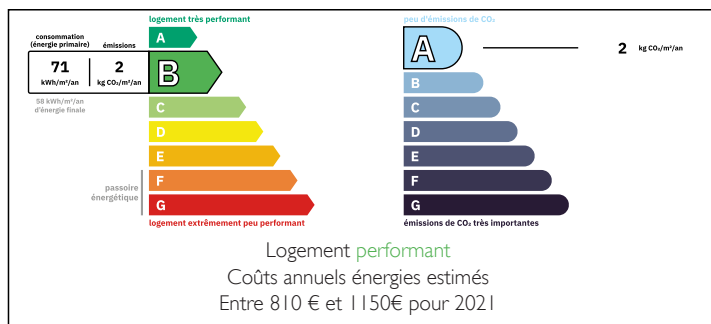
IN BRIEF

Situated at the end of a long road, this renovated manor house offers absolute tranquillity, with no close neighbours and no nuisance. Enjoy an idyllic setting with a pond and swimming pool, perfect for a peaceful stay in the heart of nature.

Just 20 minutes from TONNEINS, its train station and shops.

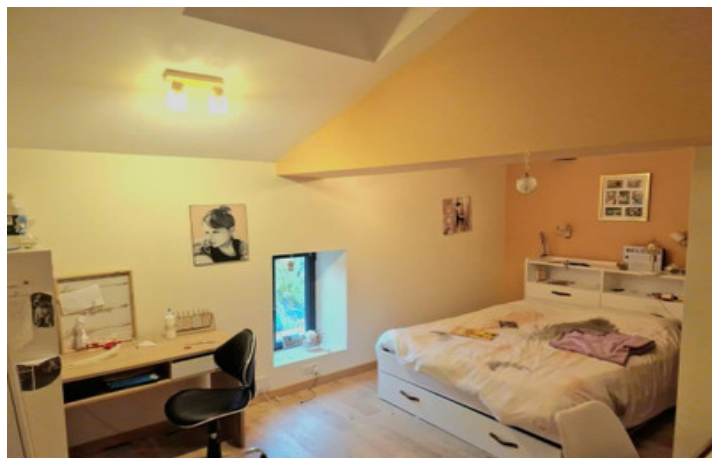
IH15 from BORDEAUX

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

Home

This magnificent renovated maison de maître boasts impressive volumes, perfect for accommodating a large family. The kitchen is fully equipped and the 106 m² living space is bright and spacious. The 33 m² parental area includes a bedroom, dressing room, shower room and WC, providing a truly private suite. Upstairs, the 150 m² children's area includes three bedrooms, a study, a lounge, a games room, a bathroom and a utility room, ensuring comfort and privacy for every member of the family. An ideal setting for combining relaxation, conviviality and practicality.

Comfort

This renovated maison de maître combines modern comfort with quality of life. It features aluminium joinery, a security system with VERISURE cameras, a double-flow ventilation system for optimum airflow, and a bioclimatic pergola with lighting so you can enjoy the outdoors in all seasons. The thermodynamic water heater and micro-station ensure environmentally-friendly energy and water management. The façade has recently been completely re-pointed, providing excellent insulation.

Outside, you can relax in the 12.5 x 4.5 m swimming pool with underwater curtain, or take advantage of the vast 100 m² travertine terrace. A garage, a kennel and a natural pond complete this top-of-the-range property. The property sits on a generous plot of 3758 m², offering both privacy and space.

This highlights all the property's modern features and quality facilities. It's easy to imagine a peaceful and pleasant living environment in such well-kept surroundings.

Information about risks to which this property is exposed is available on the GéoRisques website :...