

**TONNEINS CENTRE** This prestigious house, which has retained all its original character, offers view of Garonne

**EXCLUSIVE**



## INFORMATION

Town:	Tonneins
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	330 m <sup>2</sup>
Plot Size:	200 m <sup>2</sup>

## IN BRIEF

A rare find in Tonneins: a prestigious residence with views of the Garonne

A rare combination of space, elegance and tranquillity right in the town centre.

Discover this majestic 337 m<sup>2</sup> townhouse, fully and tastefully restored, offering a unique panoramic view of the Garonne.

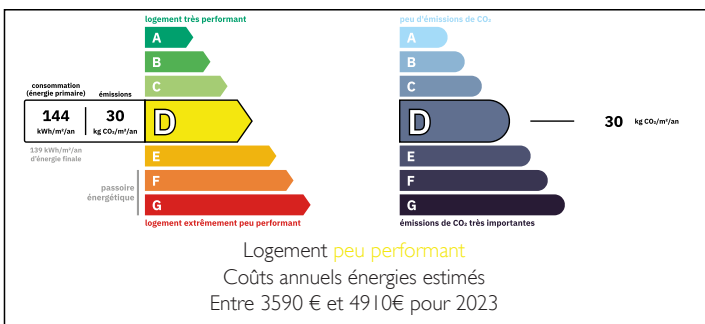
Key features:

Living overlooking the river: A spectacular 200 m<sup>2</sup> terrace and several balconies overlooking the water.

Reception areas: Double living room, spacious dining room and open-plan kitchen (to be fitted to your taste).

Spacious family living: 5 bedrooms, a study, a

## ENERGY - DPE



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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.

heart of the city centre.



## DESCRIPTION

This spacious house comprises:

Ground floor:

- A 40m<sup>2</sup> entrance hall
- An 18m<sup>2</sup> kitchen
- A 50m<sup>2</sup> double living room
- A 15m<sup>2</sup> dining room
- A 3.75m<sup>2</sup> utility room with a shower
- A toilet
- A 25m<sup>2</sup> garage with a boiler room area

First floor:

- A 10m<sup>2</sup> landing
- An 18m<sup>2</sup> bedroom
- A 10m<sup>2</sup> study
- A 22m<sup>2</sup> bedroom
- A 33m<sup>2</sup> bedroom
- A 25m<sup>2</sup> bedroom with a washbasin, a shower and a toilet
- A 8.50m<sup>2</sup> dressing room
- A 4.56m<sup>2</sup> bathroom
- A toilet

On the second floor:

- A 14m<sup>2</sup> landing
- A 5.70m<sup>2</sup> bathroom with toilet
- A 26m<sup>2</sup> bedroom
- A 9.64m<sup>2</sup> room with a washbasin
- A room of 24m<sup>2</sup>
- A washbasin area of 2.60m<sup>2</sup>
- A convertible attic with 31m<sup>2</sup> of usable space (75m<sup>2</sup> floor area)

In the basement, a cellar of 75m<sup>2</sup> which can be converted and has access to a terrace of approximately 200m<sup>2</sup> with a small outbuilding of 10m<sup>2</sup>

All windows are double-glazed

The shutters are made of wood

The heating is mains gas

Hot water is supplied by a thermodynamic water heater

## LOCAL TAXES

Taxe foncière: **2464 EUR**

Taxe habitation: **EUR**

## NOTES