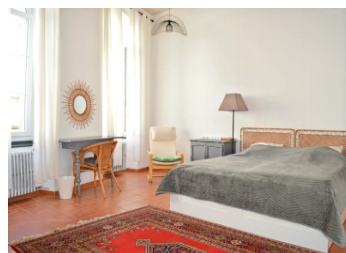
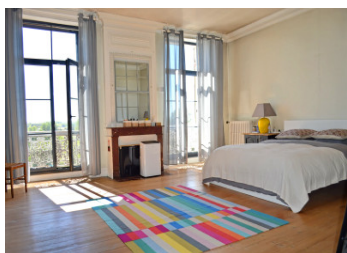


This stately home, situated in the centre of TONNEINS , boasts magnificent views of the Garonne



INFORMATION

Town:	Tonneins
Department:	Lot-et-Garonne
Bed:	7
Bath:	3
Floor:	255 m2
Plot Size:	320 m2



IN BRIEF

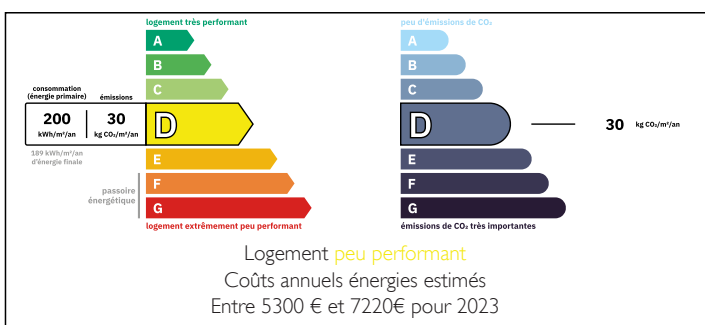
An exceptional residence in the heart of Tonneins.

Nestled in this historic town on the banks of the Garonne, this majestic mansion offers a privileged lifestyle. Tonneins charms visitors with its mild climate, its heritage and its proximity to the natural beauty of Lot-et-Garonne.

The ground floor opens onto an elegant entrance hall, a spacious, light-filled living room, and a kitchen opening onto the dining room, which extends onto an open-air terrace. A bedroom, a shower room with WC and a utility room complete this level.

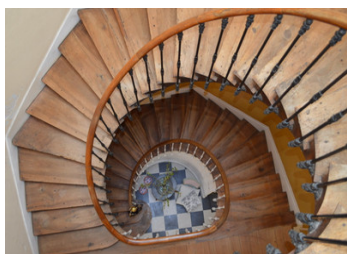
Upstairs, there are two bedrooms, a study, a bathroom and a complete master suite (bedroom, en-suite bathroom with WC and walk-in wardrobe). On the second floor, there are two bedrooms and an attic with great potential.

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 foncière: 3600 EUR

NOTES

DESCRIPTION

This large mansion comprises:

- A 29m² entrance hall
- A 32m² kitchen opening onto the dining room
- A 35m² living room with a fireplace fitted with an insert

- A 16m² utility room
- A 3.3m² shower room
- A 19m² bedroom

On the first floor:

- A 35m² bedroom
- A 12m² bathroom
- A 21m² bedroom
- A 12m² study
- A 33m² master suite

On the second floor:

- A 29m² bedroom
- A 35m² bedroom
- An 80m² convertible attic

In the basement:

- 120m² divided into numerous rooms requiring conversion

A separate 30m² garage and a 30m² workshop complete this property.

Technical details:

- The windows are double-glazed, made of PVC and aluminium
- Heating is provided by a mains gas boiler
- Hot water is supplied by a separate water heater
- Wastewater is discharged via the mains drainage system

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>