

Ideal for investors or for converting into holiday accommodation. A pair of houses in need of renovation.



INFORMATION

Town:	Tonneins
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	250 m2
Plot Size:	290 m2



IN BRIEF

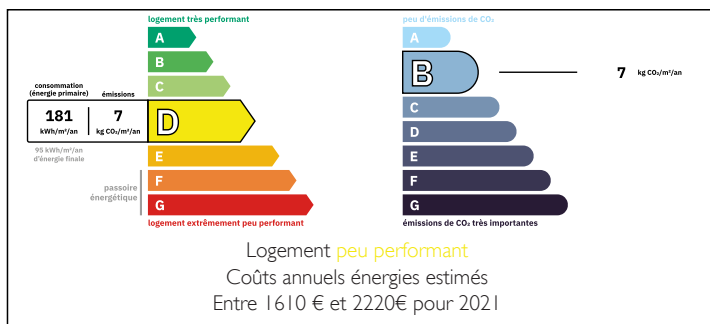
Rare Opportunity: Property Complex Near the Esplanade with Views of the Garonne

Located just a stone's throw from an esplanade offering unobstructed views of the Garonne, this unique property complex has tremendous potential. Ideal for a rental investment or a holiday cottage project, the property comprises two fully independent houses (each with its own entrance and utility meters).

Characterful house: An authentic interior with exposed beams, parquet flooring and fireplaces. It comprises a lounge, a kitchen, a living room and, upstairs, two bedrooms and a shower room.

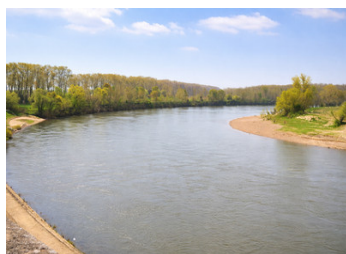
Second house: Practical in design, it comprises a living room, a fitted kitchen and, upstairs, three bedrooms, a study and a bathroom.

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.



DESCRIPTION

This property complex, with over 250m² of living space, comprises:

A first house of 120m²:

On the ground floor:

- A 16m² entrance hall
- An 18m² living room with a fireplace
- A 14m² fitted kitchen
- A toilet

Upstairs:

- A 12m² landing
- An 8m² study
- A 12m² bedroom
- A 14m² bedroom
- An 11m² bedroom
- A full bathroom (bath, shower, double washbasin) with a toilet

In addition, there is a private courtyard of 17m² and a 30m² garage

Heating is provided by a heat pump and hot water by a thermodynamic water heater.

All windows are double-glazed

A second house of 130m²:

On the ground floor:

- A 10m² entrance hall
- A 24m² living room
- A 13m² fitted kitchen
- A 12m² living room

Upstairs:

- A 12m² landing
- An 18m² bedroom with a washbasin
- A 22m² bedroom
- A 6m² walk-in wardrobe
- An 8m² shower room with toilet

This second house has no heating system.

The windows are double-glazed

Wastewater is discharged via the mains drainage system

The entire property is situated in a listed conservation area.

LOCAL TAXES

Taxe foncière: 1778 EUR

Taxe habitation: EUR

NOTES