

Prestigious character home in the heart of Tonneins, with exceptional views over the River Garonne

EXCLUSIVE



INFORMATION

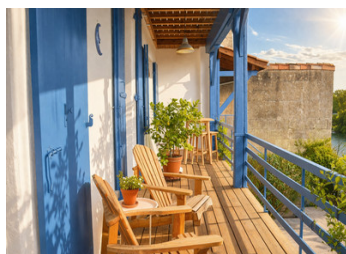
Town:	Tonneins
Department:	Lot-et-Garonne
Bed:	5
Bath:	4
Floor:	330 m ²
Plot Size:	200 m ²

IN BRIEF

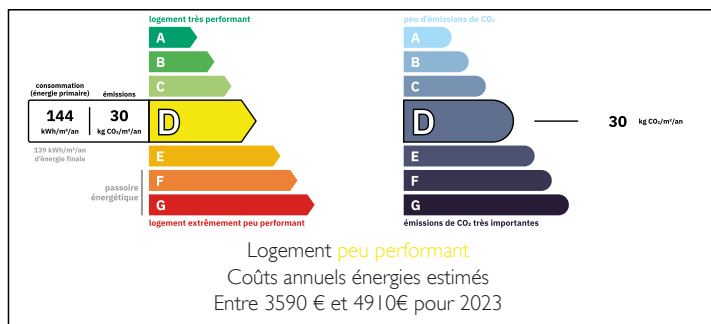
In the heart of Tonneins, this remarkable prestigious property enjoys an exceptional setting with stunning views over the River Garonne. Beautifully restored throughout, it retains all the charm and character of its original features while offering the comfort of modern living.

Extending to approximately 337 m², the property impresses with its generous proportions and abundance of natural light. Accommodation includes a double reception room, a spacious dining room, an open-plan kitchen ready to be fitted to your own taste, 5 bedrooms, a study, a dressing room and several shower rooms.

The main living areas open onto a series of balconies and a spectacular 200 m² terrace overlooking the river, creating a wonderful space for relaxing and entertaining.



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: 2464 EUR

NOTES

DESCRIPTION

This spacious house comprises:

Ground floor:

- A 40m² entrance hall
- An 18m² kitchen
- A 50m² double living room
- A 15m² dining room
- A 3.75m² utility room with a shower
- A toilet
- A 25m² garage with a boiler room area

First floor:

- A 10m² landing
- An 18m² bedroom
- A 10m² study
- A 22m² bedroom
- A 33m² bedroom
- A 25m² bedroom with a washbasin, a shower and a toilet
- A 8.50m² dressing room
- A 4.56m² bathroom
- A toilet

On the second floor:

- A 14m² landing
- A 5.70m² bathroom with toilet
- A 26m² bedroom
- A 9.64m² room with a washbasin
- A room of 24m²
- A washbasin area of 2.60m²
- A convertible attic with 31m² of usable space (75m² floor area)

In the basement, a cellar of 75m² which can be converted and has access to a terrace of approximately 200m² with a small outbuilding of 10m²

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