

449 000 €

Contact agency

Tonneins Immobilier

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For sale mansion

8 rooms

Surface : 176 m²

Surface of the living : 43 m²

Surface of the land : 1595 m²

View : Jardin

Hot water : Collectif

Inner condition : to renovate

External condition : GOOD

Couverture : tiling

Features :

Terrasse de surf. 43.14, POOL, AIR  
CONDITIONING, Surface de garage : 141,  
POOL, pool house

4 bedroom

1 terrace

1 bathroom

1 WC

2 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel



### Mansion 3550TI Gontaud-de-Nogaret

There will be no middle ground, you will love it or hate it!! Ideal for a family project or bed and breakfast, located in the charming village of Gontaud de Nogaret (bakery, butcher, doctor, pharmacy, schools) 10 minutes from Marmande and Tonneins stations, 20 minutes from the motorway interchange, 1 h 10 from the Bordeaux ring road. This set is made up of a mansion of around 176m² and 2 other houses, 1 already renovated and 1 to be refurbished. The 3 frames and covers are new, mains drainage, stones, cachet, a large covered terrace overlooking the swimming pool. Do not hesitate to call me for more information Séverine Tonneins real estate 0624890993 registered sales agent at the RSAC of Agen under the number 851 388 330

Fees and charges :

449 000 € fees included

