

398 000 €

Contact agency

à la bonne porte

19 cours mirabeau

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For sale mansion

6 rooms

Surface : 273 m²

Surface of the living : 60 m²

Surface of the land : 3000 m²

Year of construction : 1825

Exposition : Sud ouest

View : Campagne

Inner condition : a refresh

External condition : GOOD

Couverture : slate

Features :

POOL, fireplace, double glazing, Laundry room, Automatic gate, CALM

5 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

3 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

03/05/2025 - Prix T.T.C



## Mansion 289 Brugnens

Happiness in the Countryside Come and put down your suitcases, for a permanent vacation in this very large and charming renovated old house. Only 1 hour from Toulouse, 30 minutes from Auch and Agen, 2 hours from Spain and Mimisan, enjoy with family and friends, all year round, the comfort and calm of this house, in the countryside. Close to the town of FLEURANCE, which offers all the necessary amenities (shopping centers - schools - leisure centers), this house of 273 m2 of living space, its 5 bedrooms, its swimming pool will delight young and old. On 2 levels, you will find on the ground floor its large, very bright living room of 63 m² with its very large fireplace, an old stable converted into a games room, its independent kitchen completely renovated and equipped, 2 bedrooms, 1 shower room, 1 WC. A large cellar, a workshop and a laundry room complete the ground floor. Upstairs, you can enjoy 2 bedrooms including 1 master suite (with shower room and WC) and a 3rd open bedroom which can be transformed into an office / living room / games room / library. Outside a double garage with covered lean-to, a well, a large and beautiful 12x6 chlorine swimming pool and its summer kitchen, are located on this beautiful plot of 3000 m². The agricultural land surrounding the house will take you away from it all year round. Ideal for a large family - working in Toulouse or Agen - or working remotely Also ideal for second homes and family gatherings

