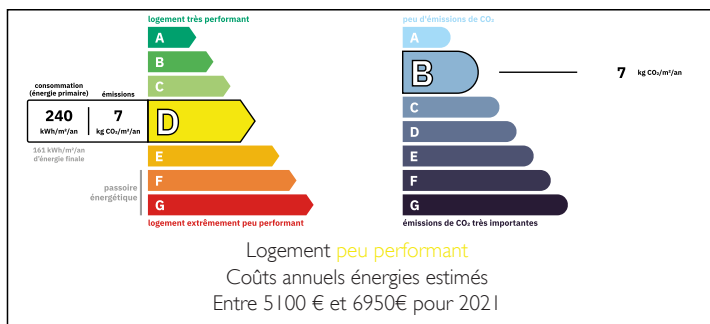


Elegant Maison de Maître in Mirandol-Bournounac - with potential for B&B or a commercial business.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Mirandol-Bournounac
Department:	Tarn
Bed:	6
Bath:	3
Floor:	362 m ²
Plot Size:	6799 m ²

IN BRIEF

Elegant Maison de Maître in the Heart of the Ségala – Mirandol-Bournounac (81190)

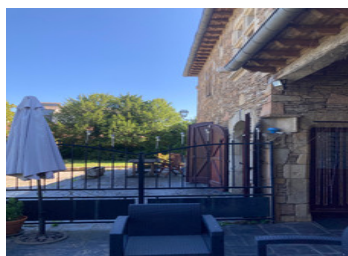
Formerly the residence of a notary, this magnificent house is located in Mirandol-Bournounac, in the picturesque Ségala region—renowned for its unspoiled countryside and rich cultural heritage.

This rare property seamlessly blends the charm of the past with modern comfort.

- Impressive high ceilings, period moldings, solid oak floors, and original fireplaces, creating an elegant and refined atmosphere throughout.
- 5 spacious bedrooms
- 2 large living rooms and a formal dining room
- A fully equipped kitchen
- 2 WCs and 3 bathrooms
- Laundry room
- A versatile space ideal for a local business (such as

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: 2000 EUR

NOTES

DESCRIPTION

Nestled in the preserved landscapes and peaceful surroundings of the Ségala region, this charming Maison de Maître—formerly the residence of the local notary in Mirandol-Bourgnounac (81190)—offers space, character, and authenticity.

The property features a beautiful enclosed and tree-filled garden of approximately 6,799 m², backing onto a wooded area, ensuring privacy and tranquility.

Ground Floor

- ▣ Two large, bright living rooms and a dining room (34.04 m², 29.97 m², 39.22 m²) with original mouldings, large windows, and French doors
- ▣ Fully equipped kitchen (18.48 m²) opening onto the terrace and garden — perfect for relaxing or entertaining
- ▣ Space suitable for a local business (such as a restaurant with a licence III or an artisan boutique) – 21.79 m²
- ▣ Two WCs accessible for people with reduced mobility
- ▣ Laundry room (10.40 m²)
- ▣ Technical room and storage area (18.90 m²)

First Floor

- ▣ Five spacious, light-filled bedrooms, including the former notary's office with mouldings and garden views
- ▣ A dressing room
- ▣ Three bathrooms, including one en-suite

Exterior

- ▣ Double garage (50 m²)
- ▣ Shed for garden tools
- ▣ Large enclosed and wooded garden (6,799 m²)

Offering generous volumes, abundant natural light, and a warm atmosphere, this home is perfectly suited to a variety of projects:

- A character family home
- Bed & breakfast income opportunity and/or