

Rare find - extraordinary family home in the heights of the Entre-Deux-Mers. Langoiran 318m with 4+ bedrooms

EXCLUSIVE



INFORMATION

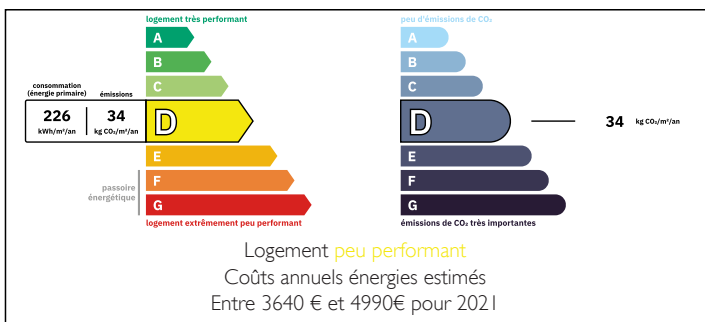
Town:	Langoiran
Department:	Gironde
Bed:	4
Bath:	2
Floor:	318 m2
Plot Size:	763 m2

IN BRIEF

Beautiful family home, tastefully renovated to optimize space and give it new beauty. Nestled on the heights of Langoiran, in a non-floodable area, at the medieval "Foot of the Castle" of Langoiran, which one can see from the house, you will be seduced by the charm that reigns there. For lovers of old stone and troglodyte dwellings, this beautiful building will seduce you with its beautiful volumes (300+m² spread over 2 levels) and its preserved old features (tiles, solid wood flooring, fireplaces, exposed beams, etc.).

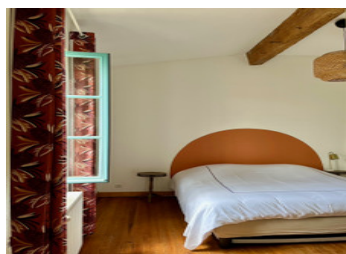


ENERGY - DPE



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: 2411 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On the ground floor: an entrance of 10 m², a first living room of 22 m² with its beautiful stone fireplace, its exotic wood staircase offering primary access to the first floor; an open-plan living space of more than 70m² including a fully-equipped kitchen installed in 2023 opening onto to a large living room and a magnificent troglodyte dining room, for memorable meals. A pantry and private toilet complete this warm and friendly space. Also on the ground floor is a very bright 18 m² office, a 13 m² room with its beautiful cement tiles and marble fireplace. An adjoining closed garage of 40 m² offers vehicle parking and a workshop.

Upstairs, a 20m² landing offers a beautiful custom-made dressing room, which leads to a first sleeping area including two bedrooms (16m² and 14m²). Down the hallway you will find a spacious 9m² bathroom with sink and an old-fashioned bathtub. A separate 2m² shower area and private toilet complete this space. Then, access a landing of 18m² currently used as a bright airy relaxation area leading to two bedrooms (13m² each), another 19m² living space with library and custom dressing room, a 5m² full bathroom and separate toilet as well as a large living room of 30 m² with kitchen area, lounge and bedroom. Garden below with above ground swimming pool (3x1.5m) + 4 terraces + an open exterior garage.

Information about risks to which this property is exposed is available on the Géorisques website :...