

Bags of charme! Lovely old house with romantic garden, quiet in little medieval village, close to town !



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Langon  |
| Department: | Gironde |
| Bed:        | 3       |
| Bath:       | 2       |
| Floor:      | 300 m2  |
| Plot Size:  | 2401 m2 |



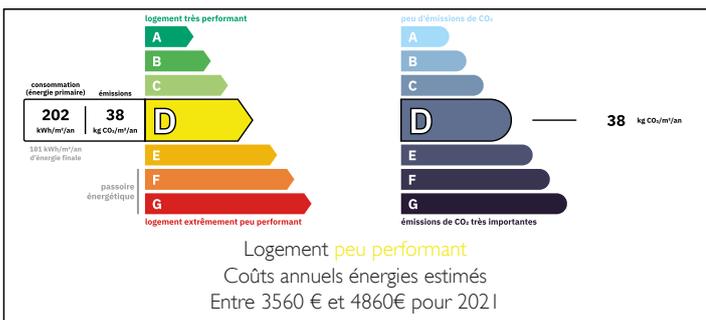
## IN BRIEF

A beautiful Atypical house - Chartreuse type - with the authenticity and charm of the 18th and 19th century, set in a lovely romantic garden of more than 2000 m<sup>2</sup> entirely enclosed by a period wall which guarantees you total privacy! Located in a small medieval village with a few shops for daily needs. The town of Langon with its train station, access to the motorway to Bordeaux and its shops is just a few minutes away!

The house has been renovated and is in good condition. However, there is still potential for expansion - possibly if desired by creating an independent dwelling - as well as to put your own personality and taste!

Come and discover this great opportunity for a family and / or a person with a liberal profession!

## 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.



## DESCRIPTION

Currently the house - 3 bedrooms, 3 bathrooms - offers you a living area of 300 m<sup>2</sup>. However, there is still potential to enlarge this area with a room of 50 m<sup>2</sup>. This one, together with an adjoining room of 50 m<sup>2</sup> can also be transformed into an individual dwelling on the ground floor level.

Then, the attic of 130 m<sup>2</sup> - already accessible by a permanent staircase - offers you the potential to convert into bedrooms or an apartment.

An old wine storehouse of 40 m<sup>2</sup> - lower level - will be perfect for a gym/games room, cinema room, library etc.!

The moment you pass through the gate giving access to the garden, all your stress disappears and you have the impression of being in total privacy without nuisance or annoying elements!

A charming stone staircase takes you to a small terrace and the door which gives access to a through entrance/corridor. On the left side there is the dining room with period fireplace (30 m<sup>2</sup>) and a living room of 30 m<sup>2</sup> (currently not accessible from this room - period opening has been closed), then the rustic kitchen (18 m<sup>2</sup>) with a second entrance and a second small living room (or dining room - 15 m<sup>2</sup>)

From the kitchen the wine storehouse (40 m<sup>2</sup>) is accessible.

On the right side there is an office (17 m<sup>2</sup>), a bedroom with shower room area (24 m<sup>2</sup>). Then a hallway with staircase to the attic, a bathroom and a toilet....

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES