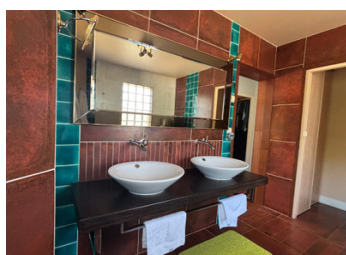


Exceptional Contemporary Villa with Pool and Landscaped Garden – Near Bordeaux (Langon, Nouvelle Aquitaine)



INFORMATION

Town:	Langon
Department:	Gironde
Bed:	3
Bath:	2
Floor:	191 m2
Plot Size:	2426 m2

IN BRIEF

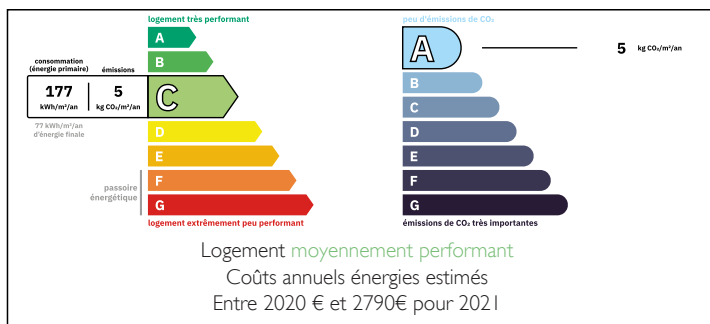
Absolute comfort, high-end finishes, and an exceptional living environment.

Just 40 minutes from Bordeaux and 5 minutes from the A62 motorway, this exceptional 194 m² contemporary home is nestled in a beautifully landscaped 2,426 m² green setting.

Fully move-in ready, it requires no renovation—every detail has been carefully considered to ensure optimal comfort and premium-quality features.

Ideal for a discerning family or professionals seeking both tranquility and easy access to Bordeaux, this property stands out for the quality of its materials, its generous living spaces, and its impeccable upkeep.

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: 2028 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This rare opportunity offers elegance, functionality, and a strategic location, perfect for those looking to relocate near Bordeaux while enjoying privacy and comfort. Ideal as a primary residence, second home, or investment in one of southwestern France's most dynamic regions.

The property features a spacious 85 m² open-plan living area, flooded with natural light thanks to large sliding doors, and equipped with a brand-new wood-burning open fireplace.

The handmade, bespoke kitchen is crafted from solid elm wood, offering both functionality and elegance. The sleeping area includes three bedrooms, one of which is a master suite with dressing room, ensuite, and WC.

There's also a second shower room, one additional WCs, and a laundry/pantry room.

High-end features include:

Underfloor heating

Electric roller shutters throughout

High-performance aluminum windows

High-quality materials throughout

The property sits on a beautifully landscaped and fully fenced 2,426 m² plot, designed for relaxation and outdoor living:

Saltwater swimming pool with polyester shell, massage bench, and waterfall feature

Brand-new spa, installed in July 2025

Large terrace for entertaining

Gazebo and shaded lounge areas

Pool house (permit granted to convert into an additional bedroom with ensuite)

Chalet and air-conditioned garden studio – ideal for a home office, guest space, or creative studio

Enjoy the perfect combination of countryside charm and urban convenience:

All shops and amenities nearby

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