

Superb property with large family home and outbuildings, ideal for a large family or business venture.

EXCLUSIVE



INFORMATION

Town:	Langon
Department:	Gironde
Bed:	5
Bath:	4
Floor:	370 m2
Plot Size:	5700 m2

IN BRIEF

South Gironde. Langon. Near motorway, all shops, schools and transport links, this property is a green cocoon where you can enjoy the peace and quiet of the countryside without sacrificing the comforts of town life.

The spacious main house is ideal for a large family. Its bright living areas, numerous bedrooms and generous spaces offer rare comfort and a truly welcoming atmosphere.

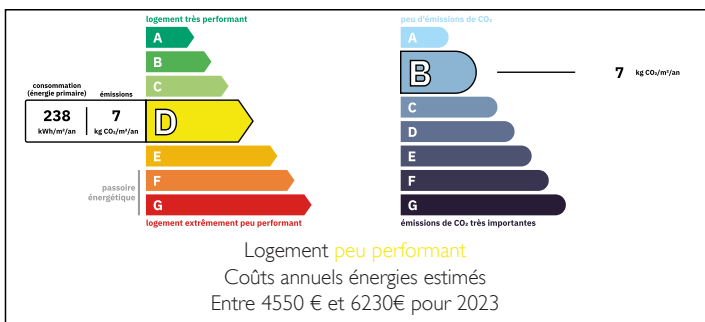
The large adjoining outbuildings add considerable potential: they are suitable for family use or a professional project (gîtes, guest rooms, craft or professional activity), especially as it is possible to convert them into living spaces.

In its landscaped grounds, you will appreciate the tranquillity, space and privacy in a preserved environment.

A unique property, not to be missed if you are looking for a cosy family home or the opportunity to develop your projects, whether artistic or

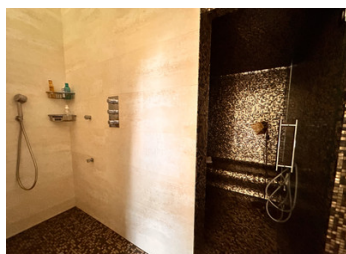


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

South Gironde, Langon with quick access to the motorway and train to Bordeaux.

In a quiet location, yet close to amenities and transport links, this character property offers rare space and an ideal living environment for a large family or a tourism project.

A unique opportunity for those looking for a large family home with potential, in a peaceful, green setting, yet close to everything.

The main house has 5 bedrooms and the living areas are both bright and well designed.

The adjoining outbuildings, with over 180m² of space, offer a range of possibilities: workshop, storage, professional activity or even conversion into gîtes or guest rooms.

The outdoor areas are just as pleasant to enjoy, thanks to their thoughtful design for year-round use: terraces, pool house, greenhouse.

Surface areas:

Living room and dining room 78m²

Large veranda 24m²

Bedrooms from 13 to 25m²

Hammam & large games room

Key features:

Character house and outbuildings on large wooded grounds

Superb landscaped property, ideal for a family or guest house

Spacious and peaceful with all amenities

XXL outbuildings totalling + 180m²

Building land

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>