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Renovated house on the heights of Langoiran

Gironde , Nouvelle Aquitaine



€509,000

inc. of agency fees

4 Beds 2 Baths 185 sqm 0.3 ha

This charming country house sits on generous grounds, adorned with fruit trees, offering complete privacy. Upon entering, you discover a nicely decorated hall, followed by a spacious living room with...

At a Glance

Reference	MFH-EAB1598EABX	Near to	Bordeaux	Price	€509,000
Bed	4	Bath	2	Hab.Space	185 sqm
Land	0.3 ha	Pool	No	Land Tax	N/A

Property Description

This charming country house sits on generous grounds, adorned with fruit trees, offering complete privacy. Upon entering, you discover a nicely decorated hall, followed by a spacious living room with a fireplace. A magnificent terracotta kitchen is visible through an elegant glass roof. On the same level, there are two bedrooms, a large bathroom, a laundry room, as well as a generous room to be refreshed which can be used

as a bedroom or office.

Upstairs, two additional bedrooms and a bathroom complete the sleeping area.

A veranda adjoins the kitchen, offering a bright and pleasant space as well as a view of the park. A jacuzzi dominates a covered terrace, creating a leisure space.

At the entrance to the property, there is a garage then two spacious wooden boxes which offer the possibility of creating independent accommodation or a workshop.

At the bottom of the garden, a panoramic view stretches across the rolling hills of farmland, creating an enchanting scene that is sure to arouse admiration.

ENERGY CLASS: D/ CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 1,660 and 2,310 euros.

Caroline Montane (EI)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€509,000

Key Information

Internal Area:	185 sqm
Land Area:	0.3 ha
Has a Garden	Yes

Location: Nouvelle Aquitaine



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