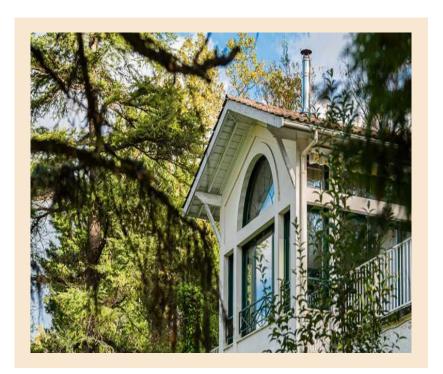


Click to view MFH-EAB1612EABX

House with a magnificent winter garden near Langoiran

Gironde, Nouvelle Aquitaine



€680,000

inc. of agency fees

3 Beds

223 sqm

0.76 ha

Nestled in the heart of a wooded park of more than 7,000 sqm, this property seduces with its peaceful and atypical character. With a living area of 223 sqm, this house combines originality and functionality,...

At a Glance

Bed

Land

Reference MFH-EAB1612EABX N

Near to Bordeaux

Yes

Pool

Price €680,000

Hab.Space 223 sqm

Land Tax N/A

0.76 ha

Property Description

Nestled in the heart of a wooded park of more than 7,000 sqm, this property seduces with its peaceful and atypical character. With a living area of 223 sqm, this house combines originality and functionality, offering a unique living environment. A heated winter garden, a natural water source and a pond reinforce the unique charm of this property. Two terraces invite you to enjoy the outdoors in all seasons, facing south, in an

environment conducive to relaxation. From the entrance, a welcoming hall sets the tone thanks to its natural light. It serves a friendly living room.

The latter opens onto a winter garden, the centerpiece of the house, which overlooks the park and is distinguished by its cozy atmosphere, reinforced by a wood stove. The modern and functional American kitchen blends harmoniously into the living space. The night area includes three bedrooms and a bathroom equipped with double sinks. The lower level offers additional development potential with its laundry room and an additional bedroom with its own bathroom. A 90 sqm garage completes the property, ideal for meeting storage needs or various workshops. Outside, the park, a swimming pool, a pond and a private water source constitute a real haven of serenity.

The terraces, accessible from the living areas, allow you to fully enjoy this bucolic setting. Located in the Entre-Deux-Mers, this property benefits from a privileged location: close to amenities and only 20 minutes from Bordeaux, which can be easily reached via Latresne or the A62. This house, with a DPE classified B, embodies the perfect balance between character, potential and urban proximity. Some embellishment work will reveal its full potential.

ENERGY CLASS: B/CLIMATE CLASS: A.

Caroline Montane (EI)

Summary

Property type: House Bedrooms: 3

Price €680,000

Key Information

Year Built: 1990
Internal Area: 223 sqm
Land Area: 0.76 ha
Has a Garden Yes
Swimming Pool? Yes

Location: Nouvelle Aquitaine



Gallery



























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S. and L. BROWN



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