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## House with a magnificent winter garden near Langoiran

Gironde , Nouvelle Aquitaine



# €680,000

inc. of agency fees

4 Beds      223 sqm      0.76 ha

This 200m<sup>2</sup> residence is nestled in the heart of a wooded park of more than 7000sqm. The numerous pine trees, the private water source and the pond add a touch of serenity, creating a true haven of peace....

### At a Glance

<b>Reference</b>	MFH-EAB1612EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€680,000
<b>Bed</b>	4	<b>Pool</b>	Yes	<b>Hab.Space</b>	223 sqm
<b>Land</b>	0.76 ha			<b>Land Tax</b>	N/A

### Property Description

This 200m<sup>2</sup> residence is nestled in the heart of a wooded park of more than 7000sqm. The numerous pine trees, the private water source and the pond add a touch of serenity, creating a true haven of peace.

Once through the door, the house reveals a welcoming entrance, and serves on either side, the living room as well as the American kitchen equipped with a central island.

The magnificent winter garden, heated by a wood stove, overlooks the garden, offering panoramic views of the park. Two adjacent terraces complete this space.

The sleeping area is made up of three bedrooms and a bathroom with double sinks. A lower level leads to the laundry room and a space converted into an additional bedroom with additional bathroom.

A large garage completes the package. Located between two seas, this property is close to essential shops. Bordeaux is accessible in around twenty minutes via Latresne or via the A62 a few kilometers away.

ENERGY CLASS: B/ CLIMATE CLASS: A.

Caroline Montane (EI)

## Summary

Property type:	House
Bedrooms:	4
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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