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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

Reference	MFH-EAB1612EABX	Near to	Bordeaux	Price	€680,000
Bed	3	Pool	Yes	Hab.Space	223 sqm
Land	0.76 ha			Land Tax	N/A

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



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