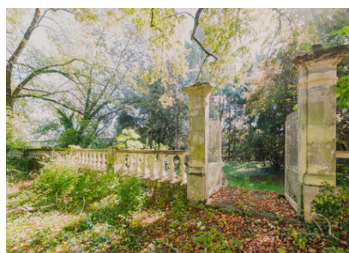
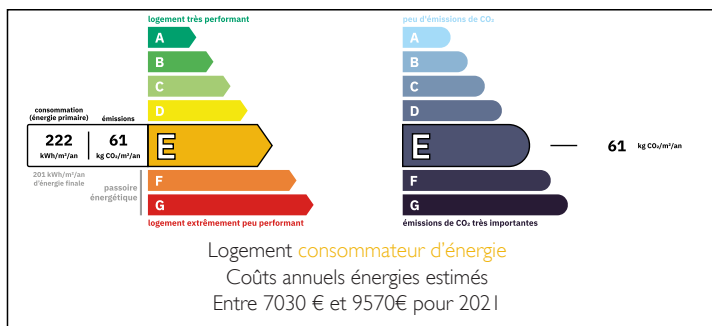


Magnificent stone property of 422m on the banks of the Garonne



ENERGY - DPE



INFORMATION

Town:	Langon
Department:	Gironde
Bed:	4
Bath:	4
Floor:	422 m2
Plot Size:	6250 m2

IN BRIEF

Just 650m from the train station and 35mn from the Bordeaux ring road, this prestigious property combines elegance, space and refinement and offers incredible views over the river.

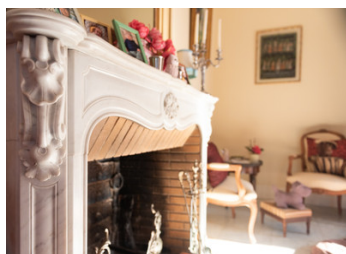
Set in 6200m² of grounds, it comprises a main house, outbuildings, a 12x8 swimming pool and private access to the banks of the Garonne (in a dominant position in relation to the level of the Garonne, this house has not experienced any flooding for over 20 years).

This exceptional residence, set in a bucolic setting, offers generous living space and the timeless charm of stone.

On the ground floor, there is a large, fully-equipped kitchen with a scullery, and four large reception areas (with the possibility of a master suite on the ground floor).

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

Exceptional property in a bucolic setting, ideally situated on the banks of the Garonne.

This magnificent property combines the charm of stone, generous volumes and an exceptional setting, while offering a host of development possibilities on more than 6,000 m² of land.

The main house (422 m²) has :

On the ground floor, four large reception areas designed to accommodate the family or as a guest house

- A majestic 35m² entrance hall
- A large 38m² dining room
- An elegant 15m² kitchen and 12m² utility room
- An elegant 25m² study
- A cosy and warm 24m² lounge
- A large 24m² library
- With a shower room and wc, it is easily possible to create a master suite on this level.

Upstairs, the sleeping area is arranged around a superb landing, with

- 4 bedrooms of 37m² - 25m² - 26m² and 13m² (with an adjoining lounge of 15m²)
- A huge 25m² bathroom
- The layout of the bedrooms with dressing rooms or walk-in closets and shower rooms (two additional bedrooms on this floor) are designed as suites.

Outdoor areas and outbuildings

- A pretty, functional summer kitchen with barbecue (approx. 10m²)
- A summer lounge
- A large 25m² dining room
- A summer terrace
- Two cellars in the basement

Swimming pool and grounds

- A large 12x8 m saltwater swimming pool surrounded by pretty, unoverlooked grounds
- Vast grounds of more than 6,000 m², divided between the front and rear of the property, with