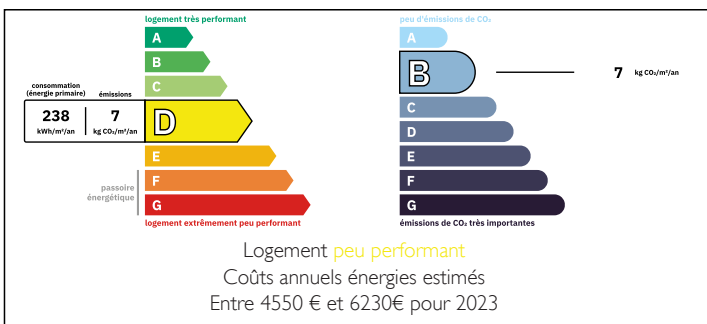


Superb property with large family home and outbuildings, ideal for a large family or business venture.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Langon
Department:	Gironde
Bed:	5
Bath:	4
Floor:	370 m2
Plot Size:	5700 m2

IN BRIEF

Exclusive. South Gironde. On the outskirts of Langon, with easy access to the motorway and regional express train, this large property combines the charm of a rural setting with the convenience of practical living.

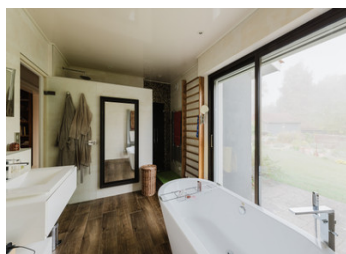
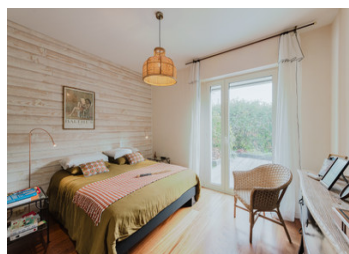
The family home offers spacious rooms and plenty of breathing space: a large living room, five bedrooms, and areas for all members of the family, young and old alike. The windows opening onto the garden provide beautiful light and unobstructed views.

The large adjoining outbuildings offer endless possibilities: workshop, guest house, car collection, professional practice or simply a place for creativity. Their layout and multiple access points mean they can be easily converted to suit your needs.

The landscaped grounds, sheltered from view, invite you to slow down. It is a place where you can live as much outdoors as indoors, all close to amenities.

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.



DESCRIPTION

Exclusive. South Gironde, Langon with quick access to the motorway and train to Bordeaux.

In a quiet location, yet close to amenities and transport links, this character property offers rare space and an ideal living environment for a large family or a professional or tourism project.

A unique opportunity for those looking for a large family home with potential, in a peaceful and green environment, yet close to everything.

The main house has 5 bedrooms, two of which are on the garden level, and the living areas are both bright and well designed.

The outdoor areas are just as pleasant to enjoy, thanks to their thoughtful design that allows for year-round use: several terraces, an XL pool house with a kitchen and summer lounge, and a greenhouse.

The adjoining outbuildings, with over 180m² of space, offer a multitude of possibilities, in addition to a double garage: workshops, storage, professional activities, or even conversion into holiday cottages or guest rooms.

Surface areas:

Living room and dining room 78m²

Large veranda 24m²

Bedrooms from 13 to 25m²

Hamam & large games room

Key features:

Character house and outbuildings on large wooded grounds

Superb landscaped property, ideal for a family or guest house

Spacious and peaceful with all amenities

XXL outbuildings + 180m²

Building land

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe habitation: EUR

NOTES