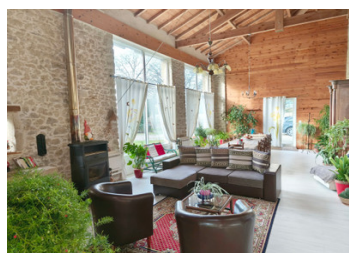


“Barn fully restored into a residential home”



INFORMATION

Town:	Castets et Castillon
Department:	Gironde
Bed:	5
Bath:	1
Floor:	435 m ²
Plot Size:	6169 m ²

IN BRIEF

Stunning fully renovated 435 m² stone house

5 bedrooms, each with shower and toilet

Beautiful 80 m² living area

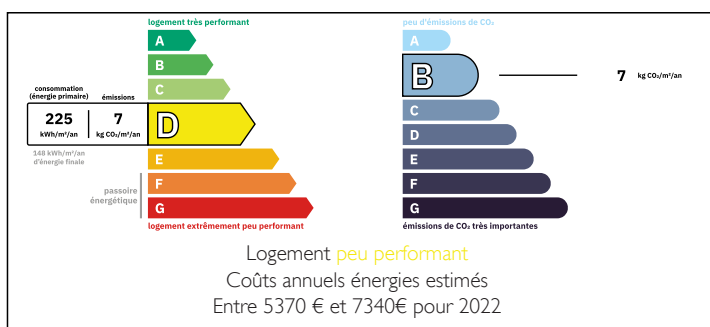
Fully equipped 28 m² kitchen

Swimming pool 9.5 x 4.5 m

Heating with heat pump and wood stove

6,169 m² enclosed plot with electric gate

ENERGY - DPE



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

Stunning Family Home of 435 m² – 5 Suites – Swimming Pool – 15 Minutes from Langon

Just 15 minutes from Langon, discover this magnificent 435 m² property, perfect for a large family or a bed-and-breakfast project.

The house features 5 spacious bedrooms, each with its own en-suite bathroom and toilet, ensuring comfort and privacy.

You will be charmed by the bright 80 m² living room, ideal for entertaining, as well as the large 28 m² fully equipped kitchen, designed for lovers of conviviality and gastronomy.

For added comfort, the home is equipped with a heat pump and a wood-burning stove, combining modern convenience with a warm, inviting atmosphere.

Enjoy the 9.5 x 4.5 m swimming pool, perfect for relaxing with family or friends on sunny days.

The property sits on a fully fenced plot with an electric gate, offering security and peace of mind.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES