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## Renovated house on the heights of Langoiran

Gironde , Nouvelle Aquitaine



**€509,000**

inc. of agency fees

4 Beds    2 Baths    185 sqm    0.3 ha

This charming country house sits on generous grounds, adorned with fruit trees, offering complete privacy. Upon entering, you discover a nicely decorated hall, followed by a spacious living room with...

### At a Glance

<b>Reference</b>	MFH-EAB1598EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€509,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	185 sqm
<b>Land</b>	0.3 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This charming country house sits on generous grounds, adorned with fruit trees, offering complete privacy. Upon entering, you discover a nicely decorated hall, followed by a spacious living room with a fireplace. A magnificent terracotta kitchen is visible through an elegant glass roof. On the same level, there are two bedrooms, a large bathroom, a laundry room, as well as a generous room to be refreshed which can be used

as a bedroom or office.

Upstairs, two additional bedrooms and a bathroom complete the sleeping area.

A veranda adjoins the kitchen, offering a bright and pleasant space as well as a view of the park. A jacuzzi dominates a covered terrace, creating a leisure space.

At the entrance to the property, there is a garage then two spacious wooden boxes which offer the possibility of creating independent accommodation or a workshop.

At the bottom of the garden, a panoramic view stretches across the rolling hills of farmland, creating an enchanting scene that is sure to arouse admiration.

ENERGY CLASS: D/ CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between 1,660 and 2,310 euros.

Caroline Montane (EI)

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€509,000

## Key Information

Internal Area:	185 sqm
Land Area:	0.3 ha
Has a Garden	Yes

## Location: Nouvelle Aquitaine



## Gallery







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