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House with a magnificent winter garden near Langoiran

Gironde , Nouvelle Aquitaine



€680,000

inc. of agency fees

4 Beds 223 sqm 0.76 ha

This 200m2 residence is nestled in the heart of a wooded park of more than 7000sqm. The numerous pine trees, the private water source and the pond add a touch of serenity, creating a true haven of peace....

At a Glance

Reference	MFH-EAB1612EABX	Near to	Bordeaux	Price	€680,000
Bed	4	Pool	Yes	Hab.Space	223 sqm
Land	0.76 ha			Land Tax	N/A

Property Description

This 200m2 residence is nestled in the heart of a wooded park of more than 7000sqm. The numerous pine trees, the private water source and the pond add a touch of serenity, creating a true haven of peace. Once through the door, the house reveals a welcoming entrance, and serves on either side, the living room as well as the American kitchen equipped with a central island.

The magnificent winter garden, heated by a wood stove, overlooks the garden, offering panoramic views of the park. Two adjacent terraces complete this space.

The sleeping area is made up of three bedrooms and a bathroom with double sinks. A lower level leads to the laundry room and a space converted into an additional bedroom with additional bathroom.

A large garage completes the package. Located between two seas, this property is close to essential shops.

Bordeaux is accessible in around twenty minutes via Latresne or via the A62 a few kilometers away.

ENERGY CLASS: B/ CLIMATE CLASS: A.

Caroline Montane (EI)

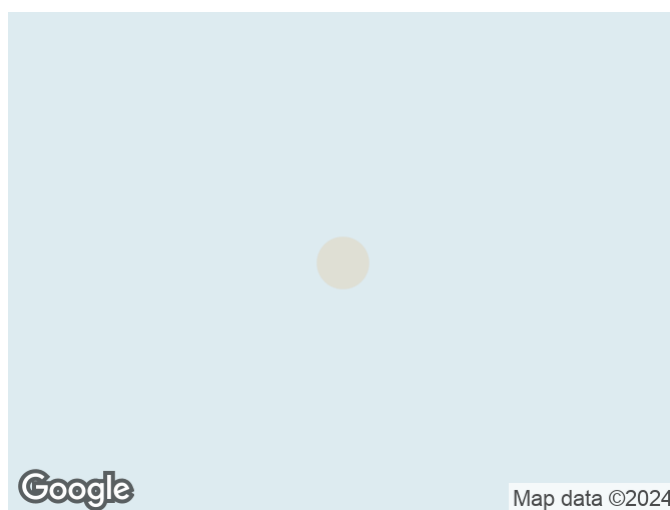
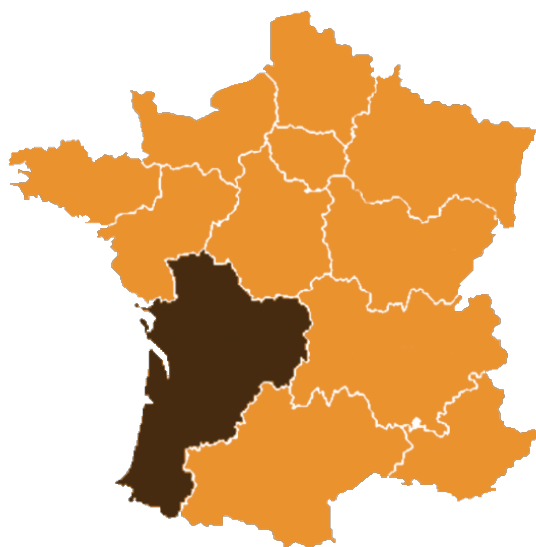
Summary

Property type:	House
Bedrooms:	4
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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