



MAGNIFICENT STONE PROPERTY OF 422M² ON THE BANKS OF THE GARONNE

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GARONNE ...



PROPERTY FACT FILE	
REFERENCE	A34659ARM33
PRICE	€ 836,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (800 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	4
ACCOMMODATION	422 m ²
LAND	6250 m ²
TOWN	Langon
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, River Frontage
*Price based on current exchange rate which is subject to change	



- large stone property with multiple spaces
- town centre, close to the station and amenities
- very good condition
- superb 6200m² park
- bucolic charm with views over the Garonne

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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

DESCRIPTIF

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

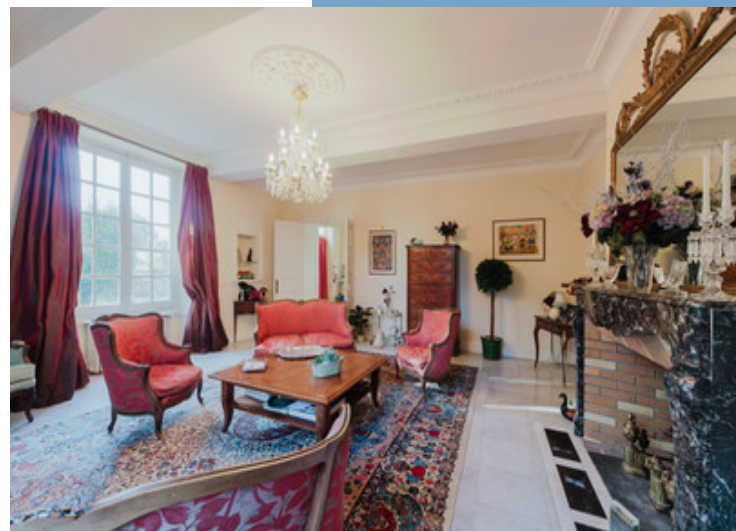
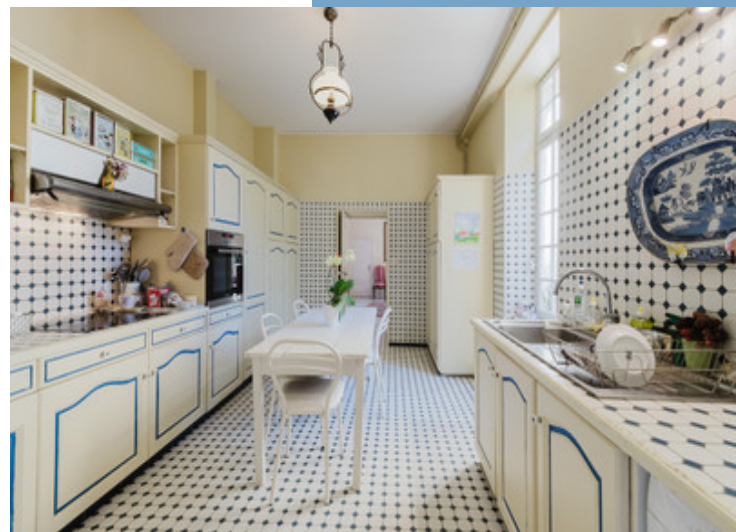
Swimming pool and grounds

- 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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34659ARM33>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

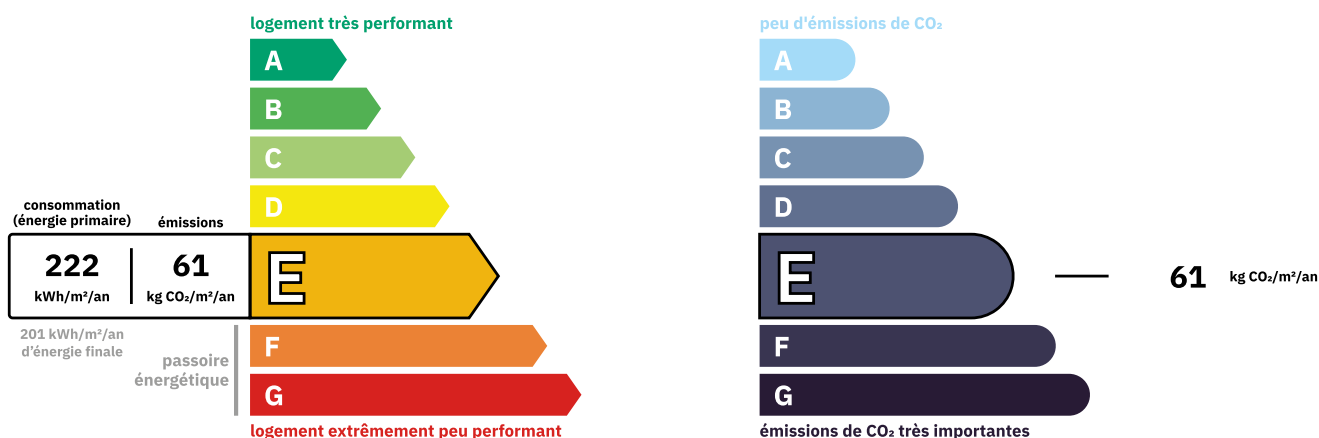
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 7030 € and 9570€ for 2021

NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
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