

280 000 €

Contact agency

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For sale house

6 rooms

Surface : 180 m²

Surface of the living : 46 m²

Surface of the land : 4934 m²

Year of construction : 1890

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

fireplace, Bedroom on ground floor,
Laundry room

3 bedroom

1 bathroom

1 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

22/02/2025 - Prix T.T.C



House 170 Langon

Ten minutes of BAZAS. Dynamic village in the south of Gironde, offering all amenities. Gironde-style house of approximately 180 m² of living space, retaining all of its old-world charm. Ground floor: entrance hall, kitchen, dining room with fireplace, living room/lounge of 46 m² with fireplace, bedroom with fireplace, bathroom, WC, laundry room, boiler room. Floor: spacious landing which could be used as an office, two large bedrooms with fireplaces, attic which can be converted. East and West terraces. Outbuilding of approximately 50 m² on the ground and a garage of 19 m². Magnificent plot of land of approximately 4900 m² NOT CONSTRUCTIBLE in a natural area (swimming pool, possibility of building another garage-type outbuilding of 50 m²). Oil central heating, non-compliant individual sanitation, wooden joinery with double glazing. Land: 450 euros per year. Fees and charges : 280 000 € fees included

