

158 500 €

For sale house

5 rooms

Surface : 100 m<sup>2</sup>

Surface of the living : 27 m<sup>2</sup>

Surface of the land : 12146 m<sup>2</sup>

Year of construction : 1985

Exposition : Ouest

Hot water : Individuel

Features :

single floor, Double-vitrage, Water

distribution: INDIVIDUAL, Water Energy:

GAS

3 bedroom

1 bathroom

1 WC



### House 133 Langon

12 MINUTES FROM LANGON, commune of NOAILLAN, EXCLUSIVE CAROIMMO 33. Close to shops, the crèche and schools, come and discover this haven of peace. This house from the 80s, designed by an architect, (concrete and wood) offers approximately 100 m<sup>2</sup> of living space. Currently: separate kitchen, living room/living room, 3 bedrooms, pantry, games room, bathroom. A complete refresh is necessary (joinery, insulation, sanitation). DIAGNOSTICS IN PROGRESS. Adjoining land of 1.2 hectares!! RARE !!!!

#### Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

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