

**349 500 €**

For sale house

Surface : 166 m<sup>2</sup>

Surface of the living : 53 m<sup>2</sup>

Surface of the land : 1310 m<sup>2</sup>

Year of construction : 2008

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

Features :

pool, Bedroom on ground floor, double glazing, Automatic gate, calm

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

Legal information

349 500 €

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)



### House 169 Langon

10 minutes from LANGON, Sauternais, quiet. Very beautiful contemporary single-storey house from 2008 offering 166 m<sup>2</sup> of living space. Entrance, fully equipped kitchen opening onto the living room/lounge for approximately 60 m<sup>2</sup>, storeroom, master suite (bedroom, dressing room, shower room with WC), two large bedrooms with cupboards, bathroom with shower, WC, veranda with reversible air conditioning, summer kitchen with fireplace. Double tiled garage of 30 m<sup>2</sup>. Swimming pool with UV protection. Electric roller shutters, underfloor heating by heat pump, reversible air conditioning in the master suite. Mains drainage, automatic gate. Land of approximately 1300 m<sup>2</sup>.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1260 and 1760 € (reference year 2021)  
Document non contractuel - 11/11/2024



Caro Immo 33 - 17 Rue Dupuy Jean - 33730 Villaudrant

Tél: 06 31 61 10 86 - carolinejeanton@gmail.com

RCS 10028787004 Code NAF 6831 Z - SIRET 838 336 493 000 13 -

Document non contractuel - Barème de prix disponible sur notre site internet