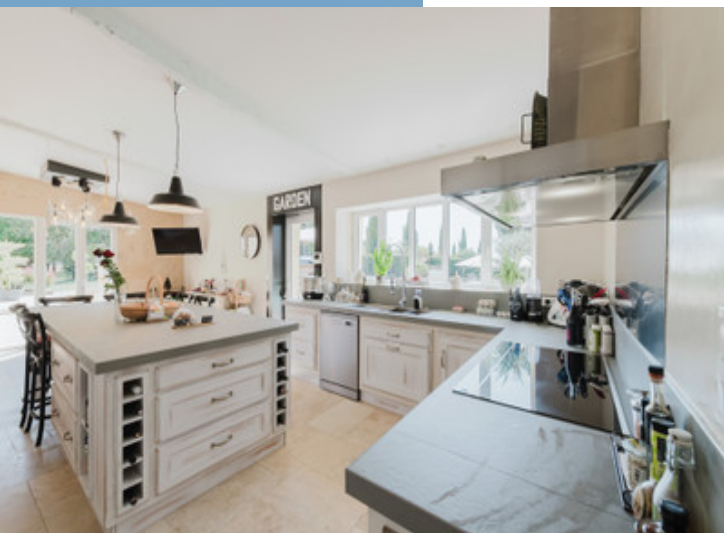




PRESTIGE PROPERTY WITH LUXURY VILLA AND GUEST HOUSE, SWIMMING POOL AND 7HA ESTATE

PRESTIGE PROPERTY WITH
LUXURY VILLA AND
GUEST HOUSE, SWIMMING
POOL AND 7HA ESTATE...



PROPERTY FACT FILE

REFERENCE	A31037ARM33
PRICE	€ 1,560,000 £ 1,299,059* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	590 m ²
LAND	70000 m ²
TOWN	Langon
DEPARTMENT	Gironde
LOCATION	Isolated
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

*Price based on current exchange rate which is subject to change

- Large luxury villa
- Complete renovation, top-of-the-range materials
- Outdoor area with heated swimming pool and jacuzzi
- Huge 7-hectare park
- Close to amenities, 6 km from Langon and station

PRESTIGE PROPERTY
WITH LUXURY VILLA
AND GUEST HOUSE,
SWIMMING POOL AND
7HA ESTATE...

Ref : A31037ARM33

Superb prestige property renovated exclusively with top-of-the-range materials,

Beaches: 1h - Bordeaux ring road: 44 km - Airport: 57 km
Langon railway station: 6 km - Golf course: 5km

DESCRIPTIF

Magnificent Prestige property with a completely renovated stone Villa
Near to: train station, road access, shops, transport and schools

Superb Prestige property renovated to a very high standard
In the heart of a 7-hectare estate with forest and pond, this 390 m² villa and its 200 m² guest house are a must-see.

An ideal property for a large family and professional projects, with numerous possibilities.

Magnificent Prestige Villa tastefully renovated to 390m², 5 bedrooms including two ground floor suites,
A 200m² guest house with a beautiful heated swimming pool and outdoor reception area.

No work required, so all you have to do is move in and enjoy.
Two large outbuildings to finish imagining/using

Ground floor: :

- a beautiful 20m² entrance hall
- a large, fully-equipped, ultra-modern and welcoming 35m² kitchen, overlooking the swimming pool
- a double living and dining area with a double aspect fireplace, totalling 60m².
- a 25m² games room
- two large suites: a 58m² master suite with a 19m² bathroom, and a 30m² suite with its own shower room.

First floor:

- Three large bedrooms (27m², 25m² and 20m²)
- A large 20m² bathroom
- A 27m² study area
- An ultra-cozy 28m² mezzanine overlooking the pool

The 200m² guest house:

- 90m² garage or future space to be imagined
- Two beautiful bedrooms (14m² and 11m²)
- A 14m² fitted kitchen area
- A 66m² gym

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31037ARM33>

COMPLETE FILE AND PHOTO ON REQUEST

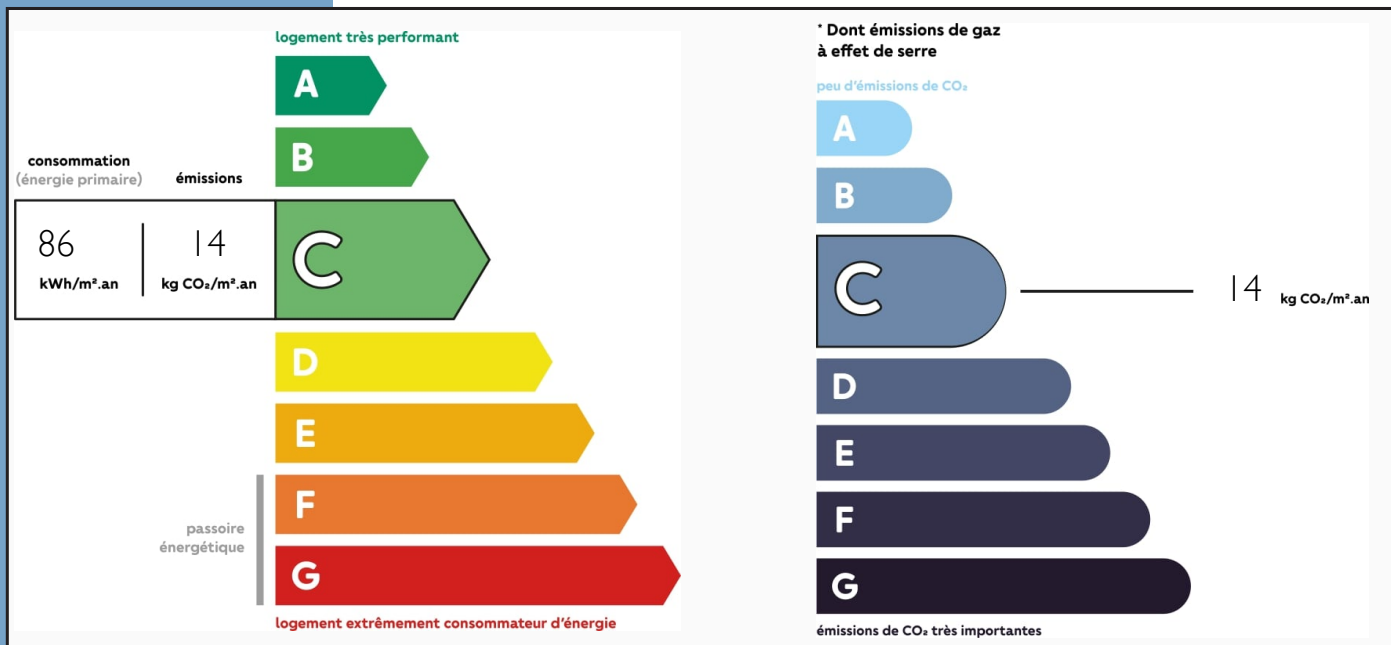


PRESTIGE PROPERTY WITH LUXURY VILLA AND GUEST HOUSE, SWIMMING POOL AND 7HA ESTATE...

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

Ref : A31037ARM33

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A31037ARM33
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr