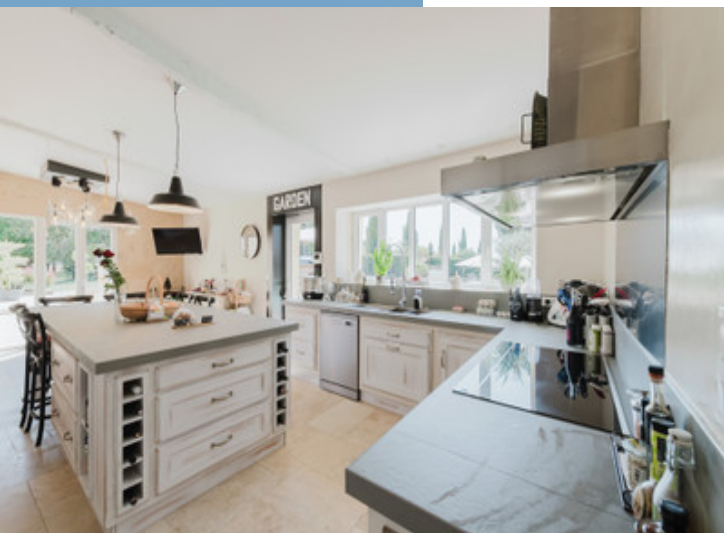




## PRESTIGE PROPERTY WITH LUXURY VILLA AND GUEST HOUSE, SWIMMING POOL AND 7HA ESTATE

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



## PROPERTY FACT FILE

REFERENCE	A31037ARM33
PRICE	€ 1,560,000 £ 1,294,254* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	590 m <sup>2</sup>
LAND	70000 m <sup>2</sup>
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  
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AND GUEST HOUSE,  
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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 m<sup>2</sup> villa and its 200 m<sup>2</sup> 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 390m<sup>2</sup>, 5 bedrooms including two ground floor suites,  
A 200m<sup>2</sup> 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 20m<sup>2</sup> entrance hall
- a large, fully-equipped, ultra-modern and welcoming 35m<sup>2</sup> kitchen, overlooking the swimming pool
- a double living and dining area with a double aspect fireplace, totalling 60m<sup>2</sup>.
- a 25m<sup>2</sup> games room
- two large suites: a 58m<sup>2</sup> master suite with a 19m<sup>2</sup> bathroom, and a 30m<sup>2</sup> suite with its own shower room.

First floor:

- Three large bedrooms (27m<sup>2</sup>, 25m<sup>2</sup> and 20m<sup>2</sup>)
- A large 20m<sup>2</sup> bathroom
- A 27m<sup>2</sup> study area
- An ultra-cozy 28m<sup>2</sup> mezzanine overlooking the pool

The 200m<sup>2</sup> guest house:

- 90m<sup>2</sup> garage or future space to be imagined
- Two beautiful bedrooms (14m<sup>2</sup> and 11m<sup>2</sup>)
- A 14m<sup>2</sup> fitted kitchen area
- A 66m<sup>2</sup> gym

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

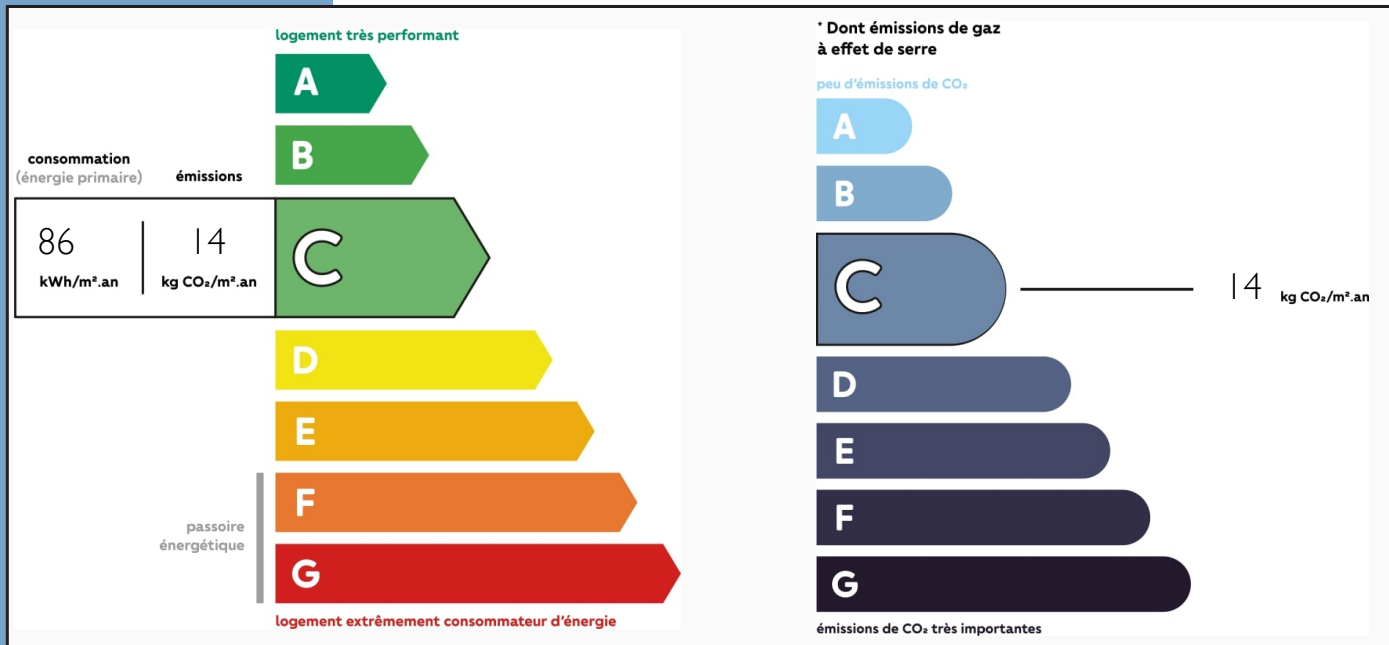


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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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  
ON REQUEST

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