

229 500 €

For sale house

Surface : 122 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Surface of the land : 1300 m<sup>2</sup>

Year of construction : 1930

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

Features :

fireplace, Bedroom on ground floor, double glazing, Laundry room, calm

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

Legal information

229 500 €

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 174 Langon

Ten minutes walk to all amenities. In a quiet and residential area, discover this completely renovated "longère" style stone house. It offers you 122 m<sup>2</sup> of living space on one level and an outbuilding such as a garage and workshop of around 30 m<sup>2</sup>. Large entrance (could be an office), fitted kitchen opening onto dining room, living room with fireplace, three bedrooms, WC, bathroom with WC. South/west facing garden with countryside view of approximately 1300 m<sup>2</sup> including 500 m<sup>2</sup> flat and the other part sloping.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1030 and 1450 € (reference year 2021)  
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