

280 000 €

For sale house

6 rooms

Surface : 180 m²

Surface of the living : 46 m²

Surface of the land : 4934 m²

Year of construction : 1890

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : A moderniser

External condition : good

Couverture : tiles

Features :

fireplace, Bedroom on ground floor,

Laundry room

3 bedroom

1 bathroom

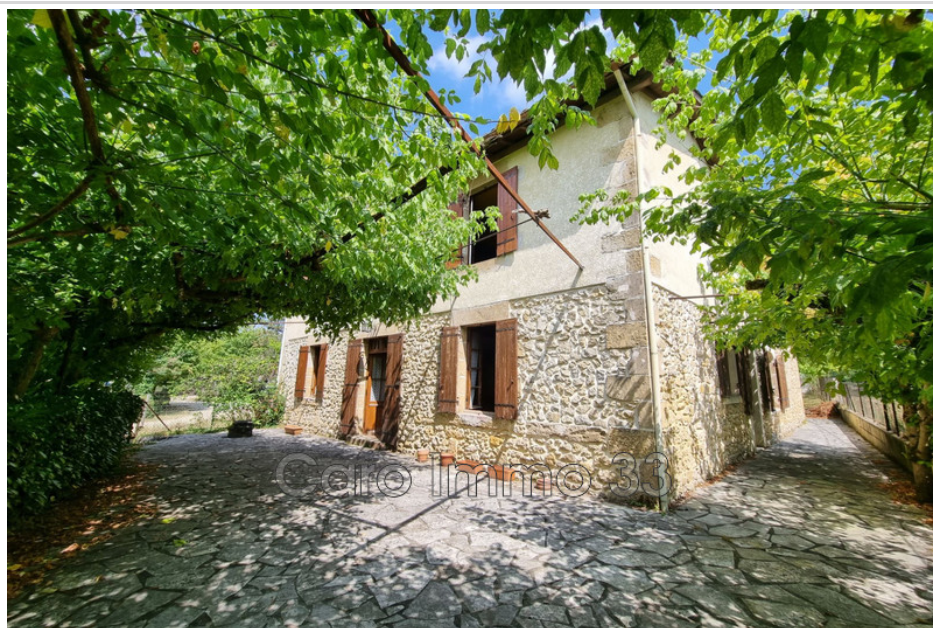
1 WC

1 garage

Legal information

280 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



House 170 Langon

Ten minutes of BAZAS. Dynamic village in the south of Gironde, offering all amenities. Gironde-style house of approximately 180 m² of living space, retaining all of its old-world charm. Ground floor: entrance hall, kitchen, dining room with fireplace, living room/lounge of 46 m² with fireplace, bedroom with fireplace, bathroom, WC, laundry room, boiler room. Floor: spacious landing which could be used as an office, two large bedrooms with fireplaces, attic which can be converted. East and West terraces. Outbuilding of approximately 50 m² on the ground and a garage of 19 m². Magnificent plot of land of approximately 4900 m² NOT CONSTRUCTIBLE in a natural area (swimming pool, possibility of building another garage-type outbuilding of 50 m²). Oil central heating, non-compliant individual sanitation, wooden joinery with double glazing. Land: 450 euros per year.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F
Estimated annual energy between 5750 and 7810 € (reference year 2023)
Document non contractuel - 12/03/2025



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