

280 000 €

For sale house

6 rooms

Surface : 180 m<sup>2</sup>

Surface of the living : 46 m<sup>2</sup>

Surface of the land : 4934 m<sup>2</sup>

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

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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 170 Langon

Ten minutes of BAZAS. Dynamic village in the south of Gironde, offering all amenities. Gironde-style house of approximately 180 m<sup>2</sup> of living space, retaining all of its old-world charm. Ground floor: entrance hall, kitchen, dining room with fireplace, living room/lounge of 46 m<sup>2</sup> 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 m<sup>2</sup> on the ground and a garage of 19 m<sup>2</sup>. Magnificent plot of land of approximately 4900 m<sup>2</sup> NOT CONSTRUCTIBLE in a natural area (swimming pool, possibility of building another garage-type outbuilding of 50 m<sup>2</sup>). 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)  
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