LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47641BTU33 Price: 535 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (510 000 EUR without fees)

Exceptional 4+ bedroom Home abutting a Medieval Castle, Panoramic Vineyard Views, Roof-top pool.

EXCLUSIVE







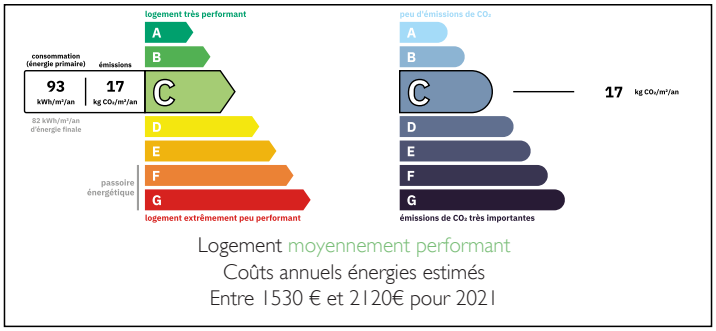








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1530 € et 2120€ pour 2021

INFORMATION

Town:	Langoiran
Department:	Gironde
Bed:	4
Bath:	3
Floor:	185 m2
Plot Size:	391 m2

IN BRIEF

At the foot of Langoiran's historic listed medieval castle, this exceptionally beautiful 4-bedroom property occupies a unique position flanking the castle cliffs, overlooking the sweeping vineyards of Entre-Deux-Mers. Just minutes from Bordeaux on the Right Bank, it combines historic character with contemporary comfort. The light-filled ground floor features an impressive open-plan living and dining space with a beautiful period wood-burning fireplace, complemented by a music room, while a recently renovated, fully equipped modern kitchen adds style and functionality. Four bedrooms and three bathrooms are finished to a high standard. Above, an intimate 6 x 3 m rooftop pool provides an extraordinary setting from which to enjoy the countryside panorama. A substantial two-car enclosed garage includes an independent space above, ideal as a gym, studio or home office, with spectacular views. Mains drainage, free water and excellent energy efficiency...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

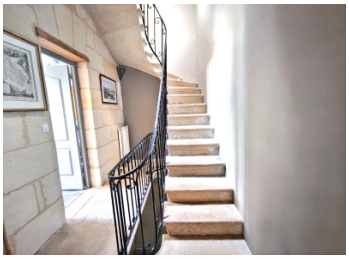
LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47641BTU33 Price: 535 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (510 000 EUR without fees)







LOCAL TAXES

Taxe foncière: **1713 EUR**

NOTES

DESCRIPTION

A Rare Property in an Extraordinary Historic Setting

Some properties are defined by their architecture; others by their location. This exceptional home offers both — together with a setting that is truly difficult to replicate.

Situated at the foot of Langoiran's historic listed medieval castle, the property is built directly alongside the dramatic cliffs supporting the château, creating an extraordinary sense of history and place. From its elevated position, it looks across the rolling vineyards and landscapes of the Entre-Deux-Mers, offering an ever-changing panorama of the surrounding countryside.

Located on the Right Bank just minutes south of Bordeaux, this is a remarkable opportunity to enjoy the atmosphere and beauty of the French countryside while remaining within easy reach of the city.

Elegant, Light-Filled Living

The ground floor is centered around a generous open-plan living and dining area, where abundant natural light and the property's period character combine beautifully. A handsome original-style wood-burning fireplace creates a warm focal point, making the space equally suited to relaxed evenings at home or entertaining family and friends.

At the rear of the main living area is a dedicated music room — an intimate and versatile space that could also serve as a reading room, study or quiet retreat.

The recently renovated kitchen provides a striking contrast to the historic setting, with a fully equipped contemporary design offering both practicality and style. High-quality finishes and carefully considered details continue throughout the house, creating a sophisticated yet comfortable interior.