



**Over 4 acres of land, a three bedroom house, and a huge barn.**

Looking for privacy ? Enjoy living with no neighbours around, this property is located in the Bassin d'Arcachon countryside ; the closest town (Lanton) is eight miles away.

**Town:** Near Lanton  
**Dept:** Gironde  
**Plot size (m2):** 17633  
**Habitable (m2):** 120  
**Bedrooms:** 3  
**Bathrooms:** 1  
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**€ 296 800**

The traditional style house has 120<sup>2</sup> of habitable space.

It consists of a living room (32 m<sup>2</sup>) with a chimney, three bedrooms (each 16 m<sup>2</sup>), a kitchen, a storeroom, a toilet, and a 8 m<sup>2</sup> bathroom with also a shower.

Dating back from the early XXth century the house is in sturdy condition and has been improved with double glazing and PVC door and window framings.

On the side of the house there is a huge 200 m<sup>2</sup> barn that needs renovation.

The land is non constructible except for the possibility to built another room (24 m<sup>2</sup>). Most of the land is behind the house in relation to the street so one can enjoy the plot in total privacy and in a countryside environment.



**St Emilion**

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