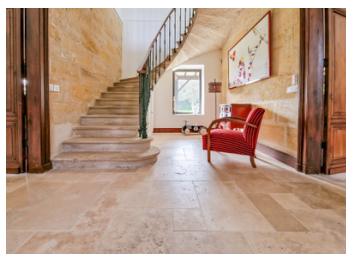


Impeccably renovated Bourgeoise home located in the Graves wine region only minutes from Bordeaux city centre.



INFORMATION

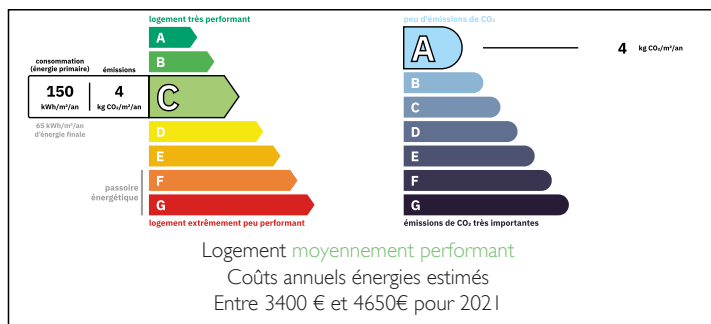
Town:	Beautiran
Department:	Gironde
Bed:	5
Bath:	3
Floor:	301 m ²
Plot Size:	3455 m ²

IN BRIEF

With over 300 m² of livable space, this peaceful character property boasts 5 lovely bedrooms, 3 bathrooms, 2 large living rooms, an open floor plan kitchen and newly built glass-enclosed dining room. The recently finished separate apartment could also be used for Airbnb or professional office.

Bright airy living spaces with exposed stone throughout. Situated on a 3500 m² manicured private park, the pool and pool house with bathroom and summer kitchen provide an oasis in a bucolic setting. The covered terrace to the rear of the property offers several options. Outbuildings include a renovated 80 m² garage for collectable vehicles or artist's workshop.

ENERGY - DPE



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.



DESCRIPTION

Situated just 5 minutes walk from Beautiran train station, this spectacular property is only 15 minutes by train to Bordeaux's gare Saint Jean. A rare gem in the region, Beautiran's classic village charm attracts people in search of tranquility within working distance of Bordeaux's city center. Less than 30 minutes by car to Bordeaux's international airport and 45 mins to Arcachon Bay, this location lends itself to family gatherings, seminars and home working.

Room dimensions:

GROUND FLOOR

Entry hall: 17.80 m²

Salon # 1 (avec cheminée): 38.83 m²

Salon # 2: 39.12 m²

Kitchen/breakfast room: 32.68 m²

Dining room: 30.2 m²

Pantry/laundry room: 7.59 m²

UPSTAIRS:

Landing: 12.85 m²

Bedroom # 1: 12.88 m²

Bedroom # 2: 9.85 m²

Bedroom # 3: 10.45 m²

Bedroom # 4: 11.60 m²

Office/Dressing room: 4.55 m²

Guest apartment: approximately 50 m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES