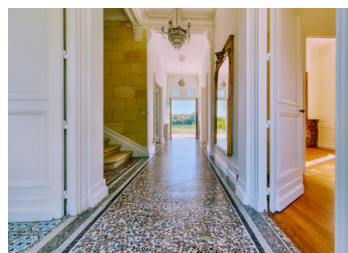
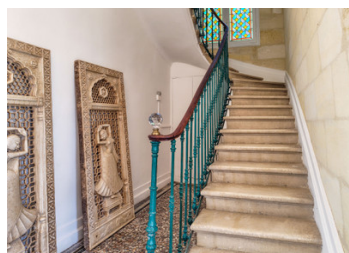


## Bordeaux South/Beautiran - 19th century mansion - wooded park, swimming pool, outbuilding and garage



## INFORMATION

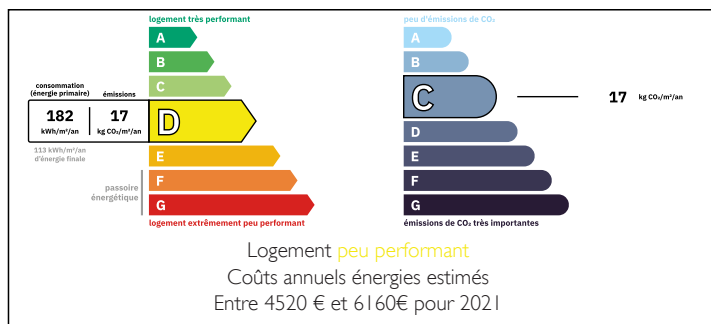
Town:	Beautiran
Department:	Gironde
Bed:	4
Bath:	6
Floor:	267 m2
Plot Size:	8217 m2



## IN BRIEF

Nestled in a wooded park with completely unobstructed views of the Garonne river and elevated on the sizable garden-level cellar, this 19th century residence has been completely renovated while maintaining the traditional finishes of the time. A large entrance with cement tiles, beautiful high ceilings serving a double living room, dining room, library/lounge, and kitchen seduces you with generous volumes. Upstairs, 4 bedrooms each with its own bathroom complete this magnificent property. An outbuilding (partially renovated) offers an independent turnkey one-bedroom apartment with its own terrace above the garage.

## 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

null

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



## LOCAL TAXES

Taxe foncière: 3700 EUR

Taxe habitation: EUR

## NOTES