



IMPECCABLY RENOVATED BOURGEOISE HOME  
LOCATED IN THE GRAVES WINE REGION ONLY  
MINUTES FROM BORDEAUX CITY CENTRE.

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BORDEAUX CI...



PROPERTY FACT FILE	
REFERENCE	A33130BTU33
PRICE	€ 1,386,000 £ 1,154,164* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 320 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	320 m <sup>2</sup>
LAND	3455 m <sup>2</sup>
TOWN	Beautiran
DEPARTMENT	Gironde
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- All-new updated heating system with air-con
- Travertine marble - ground floor and outdoors
- Brand new double glazed windows and doors
- Landscaped grounds-lighting & automatic sprinklers
- Salt-filtration pool

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With over 270 m<sup>2</sup> of livable space in the main house and another 50 m<sup>2</sup> in the separate guest apartment, 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

## DESCRIPTIF

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 m<sup>2</sup>

Salon # 1 (avec cheminée): 38.83 m<sup>2</sup>

Salon # 2: 39.12 m<sup>2</sup>

Kitchen/breakfast room: 32.68 m<sup>2</sup>

Dining room: 30.2 m<sup>2</sup>

Pantry/laundry room: 7.59 m<sup>2</sup>

UPSTAIRS:

Landing: 12.85 m<sup>2</sup>

Bedroom # 1: 12.88 m<sup>2</sup>

Bedroom # 2: 9.85 m<sup>2</sup>

Bedroom # 3: 10.45 m<sup>2</sup>

Bedroom # 4: 11.60 m<sup>2</sup>

Office/Dressing room: 4.55 m<sup>2</sup>

Guest apartment: approximately 50 m<sup>2</sup>

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33130BTU33>

COMPLETE FILE AND PHOTO ON REQUEST

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## ENERGIE-DPE

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## NOTICE

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## CONTACT

Réf :A33130BTU33  
FILE COMPLETE  
AND PHOTOS  
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