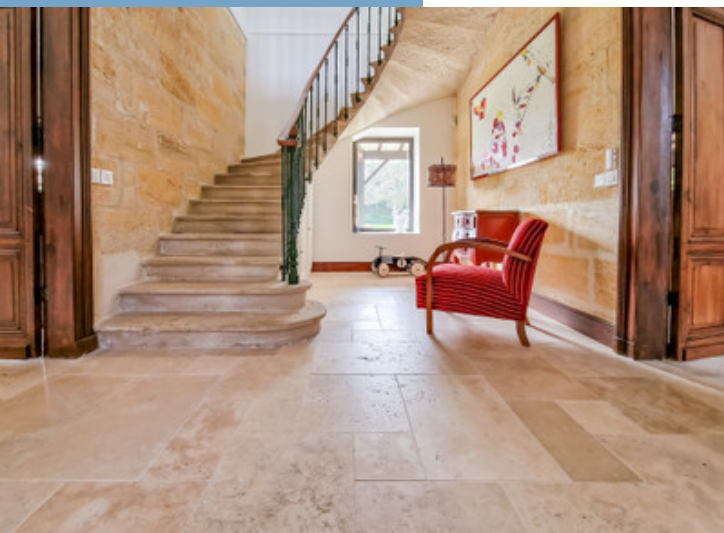




IMPECCABLY RENOVATED BOURGEOISE HOME  
LOCATED IN THE GRAVES WINE REGION ONLY  
MINUTES FROM BORDEAUX CITY CENTRE.



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



PROPERTY FACT FILE	
REFERENCE	A33130BTU33
PRICE	€ 1,386,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 320 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	301 m²
LAND	3455 m²
TOWN	Beautiran
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	





- 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 300 m<sup>2</sup> 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.

## 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 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>

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More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

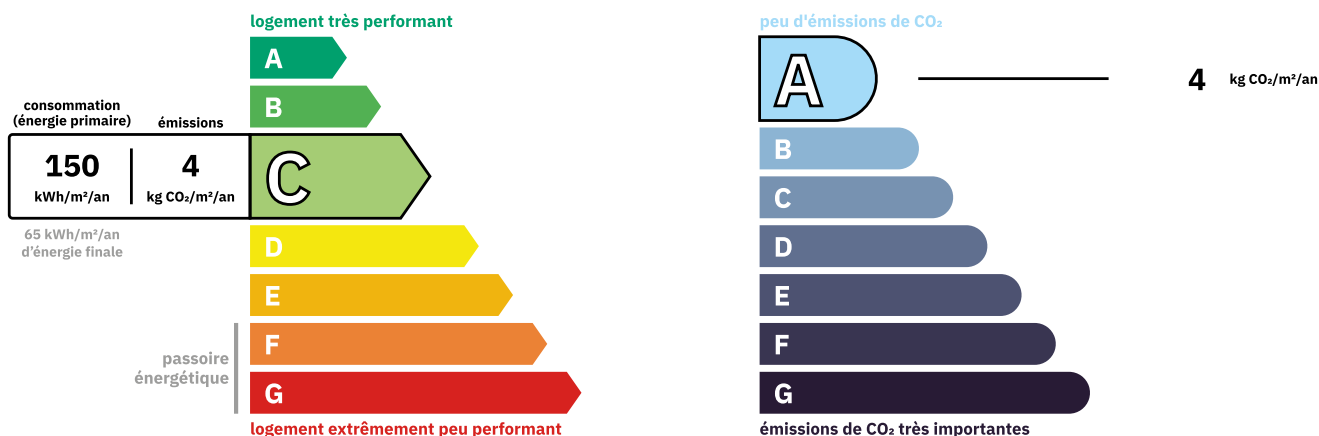
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## ENERGIE-DPE

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Property **Moderately efficient**  
Estimated annual energy costs  
between 3400 € and 4650€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A33130BTU33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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