

Beautiran – Beautifully-renovated stone home, 3 bedrooms + adjacent 55 m<sup>2</sup> chai + separate stone outbuilding

EXCLUSIVE

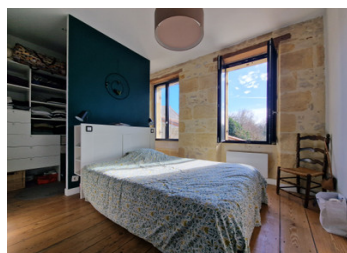


## INFORMATION

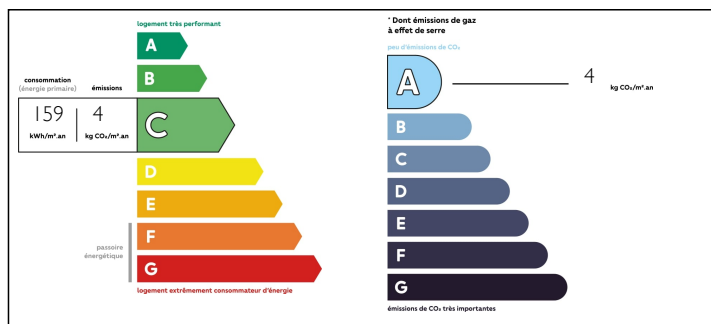
Town:	Beautiran
Department:	Gironde
Bed:	3
Bath:	1
Floor:	116 m <sup>2</sup>
Plot Size:	830 m <sup>2</sup>

## IN BRIEF

Beautiran – Beautifully-renovated stone home with 3 bedrooms + adjacent 55 m<sup>2</sup> chai and separate outbuilding with workshop, pool house, and covered outdoor kitchen/dining area, 10 minutes train ride from Bordeaux A charming stone house located in a pretty village just 10 minutes by train to central Bordeaux. This tastefully renovated and well-maintained home offers 3 bedrooms with delightful 700 m<sup>2</sup> garden as well as an adjacent chai and separate outbuilding for summer dining and its own workshop/pool house..



## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 1121 EUR**

## NOTES

## DESCRIPTION

A partially-covered stone terrace for outside dining overlooks a 700 m<sup>2</sup> garden with fruit trees offering the potential for a swimming pool (fittings already in place). On the ground floor the south-facing living/dining room measures 40m<sup>2</sup> and features a modern pellet stove, open floor plan, custom wrought iron staircase. A open fully-fitted kitchen with a 5-burner Falcon cooking range offers modern and tasteful finishes with an adjacent pantry and separate toilet for guests.

An adjacent 55 m<sup>2</sup> wine storehouse provides a variety of expansion options or simply for storage or an activity space.

On the first floor, a pretty landing with exposed beams opens onto 3 bedrooms with wooden floorboards throughout. The 19 m<sup>2</sup> master bedroom offers a large dressing room. The spacious bathroom is doted with a large bathtub and shower à l'italienne. The layout offers multiple opportunities for home working.

This house is part of a longère in the village of Beautiran, 24km from central Bordeaux. The village which borders the Garonne river, has maintained its character and is surrounded by Graves vineyards offering lovely walks and cycling. The train station is a few minutes' walk and has regular trains to Bordeaux that take only 10 minutes making it very easy to commute to Bordeaux or Paris via St Jean train station. A new suburban rail network will be implemented over the next few years and increase further the frequency of trains to Bordeaux. The A62 motorway takes you without a toll charge...