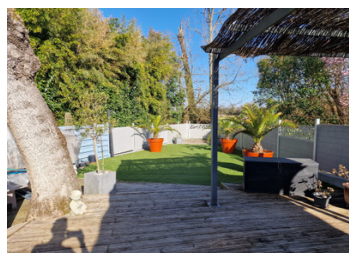


Beautiran: Charming rustic 3-bedroom 1860s stone house impeccably maintained.



INFORMATION

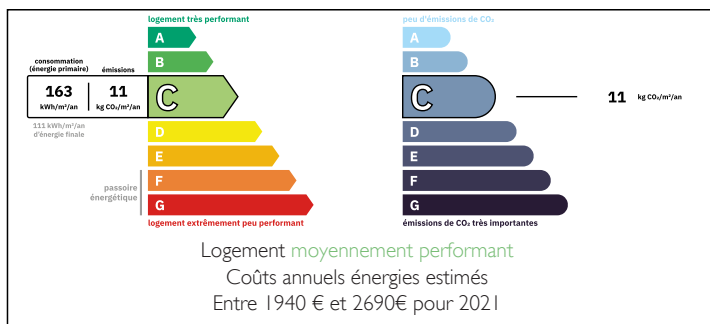
Town:	Beautiran
Department:	Gironde
Bed:	3
Bath:	1
Floor:	136 m2
Plot Size:	230 m2



IN BRIEF

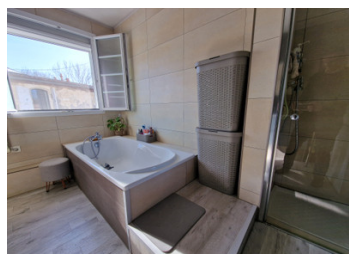
Leggett International Real Estate is pleased to present this wonderful village property in the town of Beautiran 20 km south of Bordeaux in the Graves wine region. Nestled in a small enclave of stone-built properties, this 1860s home breathes charm.

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

Southwest-facing exposure with a large furnished bright kitchen open onto a 42m² open floorplan living/dining room with authentic original exposed wood beams and classic stone walls, the open-hearth fireplace is just the added touch to make this the warmest of environments.

Upstairs, the large landing is, in fact, another living space lending itself to a lounge, home office, or TV/game room. Two large bedrooms with a separate bathroom (tub, shower, double sink, and toilet) complete this level.

Another loft-style bedroom with adjacent office space upstairs is the perfect complement to the functionality and charm of the property.

The outdoor space which is accessible from the kitchen and living room on the ground floor is doted with outbuildings for storage, workshops, or an artist's studio, in a lush green setting.

Just a 10-minute walk to the Beautiran train station which offers 15-minute train service to Bordeaux's Gare Saint-Jean on the Metropolitan RER, this property could easily be a second home or a primary residence for commuting into the city.

A village market on Saturdays, hiking trails for miles, and a wonderful community are all waiting for you to discover their charms.

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

LOCAL TAXES

Taxe foncière: 913 EUR

NOTES