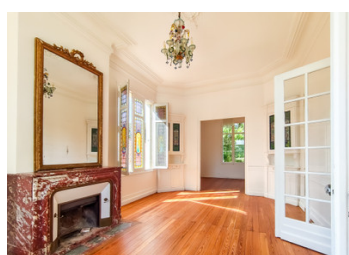
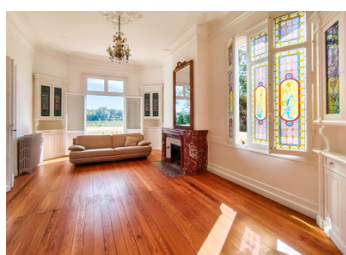


Bordeaux Sud/Beautiran—19th-Century Riverside Maison de Maître – Landscaped Park, Pool, Outbuilding & Garage



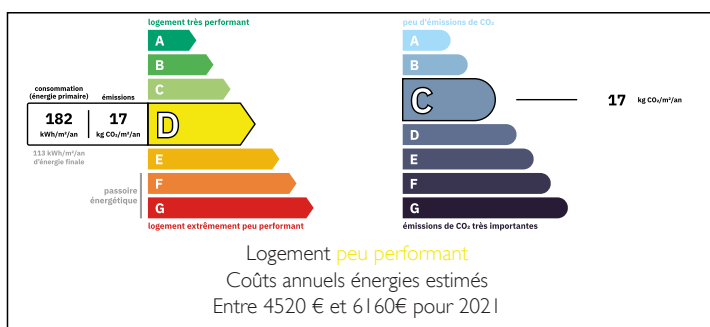
INFORMATION

Town:	Beautiran
Department:	Gironde
Bed:	5
Bath:	6
Floor:	267 m2
Plot Size:	8217 m2

IN BRIEF

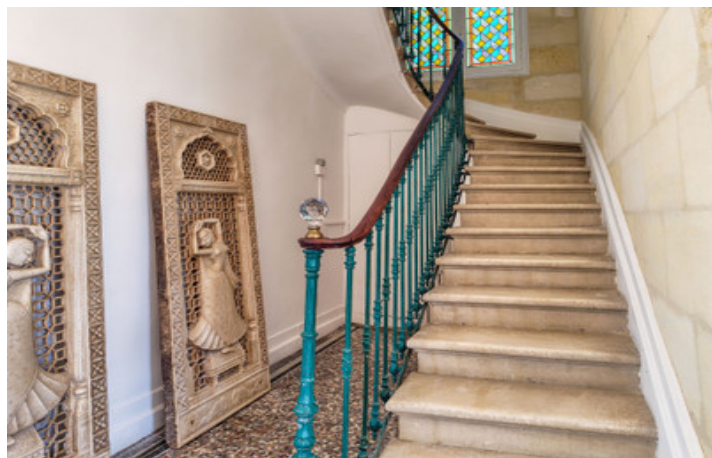
Nestled in a wooded park with completely unobstructed views of the Garonne river and elevated on the sizable garden-level cellar, this 19th century residence has been completely renovated while maintaining the traditional finishes of the time. A large entrance with cement tiles, beautiful high ceilings 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

Set amidst a beautifully wooded park with panoramic, unobstructed views over the Garonne River, this exquisite 19th-century Maison de Maître has been meticulously restored to its original grandeur. Elevated on a vast garden-level cellar, the residence effortlessly blends timeless elegance with modern comforts.

A stately entrance hall adorned with original cement tiles welcomes you into the home, revealing soaring ceilings and a refined flow through grand reception rooms including a double living room, formal dining room, library/lounge, and a generous kitchen—each space radiating period charm and generous volumes.

The upper floors host four spacious bedrooms, each with its own en-suite bathroom, offering privacy and refined comfort for family and guests alike.

Enhancing the lifestyle appeal is a large swimming pool nestled in the privacy of the grounds, as well as a charming outbuilding. This annex includes a fully renovated one-bedroom apartment with its own private terrace, ideal for guests or rental income, and sits above a large garage. Part of the outbuilding remains to be restored, offering further potential.

A rare opportunity to own a piece of French heritage on the banks of the Garonne, just 30 minutes from Bordeaux.

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