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## Stone mansion with swimming pool and outbuilding

Gironde , Nouvelle Aquitaine



# €1,386,000

inc. of agency fees

5 Beds   1 Baths   306 sqm   0.35 ha

This elegant 306 sqm mansion combines authentic charm and modern amenities. Located in the commune of Beautiran, just 15 minutes from Bordeaux by train,...

### At a Glance

<b>Reference</b>	MFH-EAB1885EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€1,386,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	306 sqm
<b>Land</b>	0.35 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This elegant 306 sqm mansion combines authentic charm and modern amenities. Located in the commune of Beautiran, just 15 minutes from Bordeaux by train, it is built on a landscaped park of over 4,000 sqm, offering a vast garden with trees, swimming pool and pool house. The property also includes a stone outbuilding, offering multiple development possibilities.

The generous volumes of the house are revealed from the entrance, where a spacious hall highlights travertine floors and original stone walls. The main living room, with a fireplace, invites you to relax in a warm setting, while a second living room, opening onto the park, is an ideal reception area. The modern and fully equipped kitchen, with its fireplace corner, opens onto a dining room bathed in natural light thanks to the large bay windows overlooking the garden. A laundry room and toilet complete the ground floor. Upstairs, a large hall converted into an office leads to four bright bedrooms, served by a corridor, as well as two bathrooms, perfect for accommodating a family. Outside, the carefully planted park and the swimming pool with its pool house invite you to relax. The outbuilding, completely renovated, lends itself to various projects: guest house, independent office, etc. A closed garage completes the annexes. Beautiran offers a pleasant living environment with its shops, park, schools and train station, facilitating travel to

With its quality services, this characterful residence combines authenticity and comfort. It benefits from optimized insulation, making it a rare and atypical property, perfect for lovers of character looking for a peaceful living environment close to the Bordeaux metropolis.

Caroline Montane (EI)

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,386,000

## Key Information

Year Built:	1930
Internal Area:	306 sqm
Land Area:	0.35 ha
Has a Garden	Yes

## Location: Nouvelle Aquitaine



## Gallery





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