

Saint-Genès / Talence — 2-Bedroom Apartment with Terrace & Underground Parking (65m)



INFORMATION

Town:	Talence
Department:	Gironde
Bed:	2
Bath:	1
Floor:	65 m2
Outside Space:	20 m2

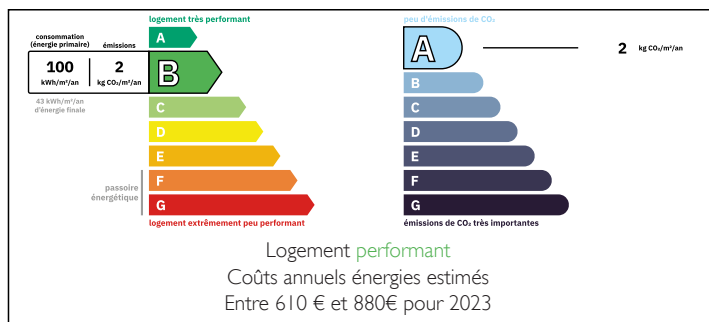
IN BRIEF

Ideally located on a quiet street just metres from the Barrière Saint-Genès tram stop, this bright and modern 65m² apartment offers a fantastic lifestyle in sought after Saint Genes. Close to the prestigious Saint-Genès schools and within easy reach of Bordeaux city centre.

Positioned on the first floor of a small, well-maintained residence of just four units, the apartment features a spacious living area with an open-plan, fully fitted and equipped kitchen. A hallway with built-in storage leads to two comfortable bedrooms, each with wardrobes and a dressing area, a bathroom with double sinks, and a separate WC. The solid wood floors in the bedrooms add character and warmth.

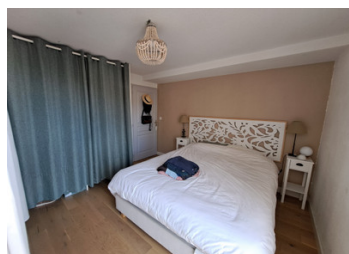
A large private terrace opens off the living room, providing a peaceful outdoor space with no overlooking neighbours. The property also includes a

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

Visits day, evenings and weekends.

Co-owned building of 4 units

Provisional annual charges: 213€

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

LOCAL TAXES

Taxe foncière: 1340 EUR

Taxe habitation: EUR

NOTES