

Charming Stone Townhouse with 100 m2 Garden – Talence Saint-Genès (T5)



INFORMATION

Town:	Talence
Department:	Gironde
Bed:	4
Bath:	3
Floor:	135 m2
Plot Size:	239 m2

IN BRIEF

Located in the sought-after Saint-Genès neighbourhood of Talence, this traditional stone house is just a short walk from Bordeaux's most reputable schools.

On the entrance level, a generous hallway of around 10 m² (formerly used as bike storage) leads to a guest WC, a comfortable living room, and a practical kitchen with direct access to the terrace and 100 m² garden.

The first floor features two bedrooms, each with its own en-suite, as well as a separate WC.

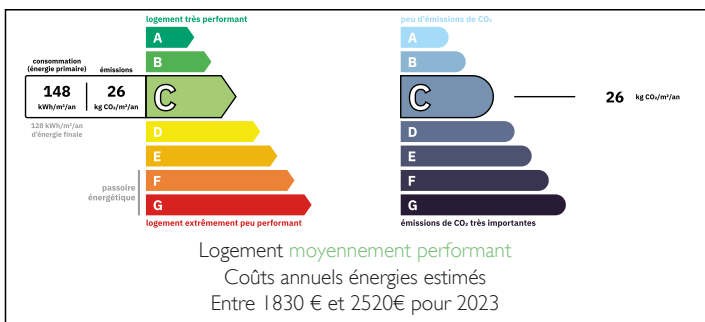
On the second floor, two attic bedrooms complete the night area: one with a private WC and the other with its own shower room, offering flexible use for guests, teenagers, or a home office.

The property benefits from a C-rated 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.

ENERGY - DPE





DESCRIPTION

Contact for further information, visits possible days evenings and weekends.

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



LOCAL TAXES

Taxe foncière: 1940 EUR

Taxe habitation: EUR

NOTES