

Remodeled 4-bedroom Arcachon-style home with pool minutes from the heart of Talence.



## INFORMATION

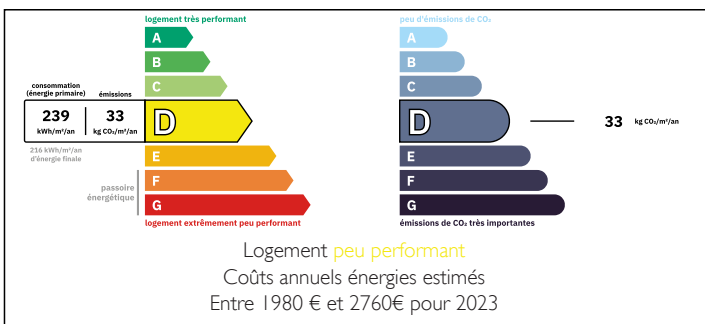
Town:	Talence
Department:	Gironde
Bed:	4
Bath:	2
Floor:	125 m <sup>2</sup>
Plot Size:	478 m <sup>2</sup>



## IN BRIEF

Arcachon-style home ideally located in Talence, just minutes from Bordeaux, near the University of Bordeaux and KEDGE Business School with easy public transport access. Recently remodeled since 2021, it offers four bedrooms (two on the ground floor, two upstairs), an open modern kitchen, and a bright living and dining area. The property, with 125 m<sup>2</sup> of livable space (110 m<sup>2</sup> Carrez, also includes a separate air-conditioned office suitable for remote work or guests. Set on a central plot, it features parking for three cars, a heated swimming pool, and an 18 m<sup>2</sup> outbuilding for additional space or storage.

## 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

Just minutes from the heart of vibrant Talence and at the doorstep of Bordeaux, this charming Arcachon-style home offers an exceptional lifestyle for international buyers seeking elegance, convenience, and calm. Ideally located near the University of Bordeaux and KEDGE Business School, with effortless public transport access, the property blends academic proximity with city energy.

Recently remodeled (since 2021), the house features four bedrooms-two on the ground floor and two upstairs-alongside an open, modern kitchen and a bright, airy living and dining space bathed in natural light. A separate, air-conditioned home office provides the perfect setting for remote work, an artist's studio, or guest quarters.

A home designed to support every stage of life, from youth to family living and beyond.

Set centrally on a lovely plot, the home offers secure parking for three cars in front, a heated swimming pool at the rear, and an 18 m<sup>2</sup> outbuilding ideal for extra living space or storage. A rare opportunity combining style, comfort, and location in one of Bordeaux's most sought-after settings.

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

## LOCAL TAXES

**Taxe foncière: 1824 EUR**

**Taxe habitation: EUR**

## NOTES