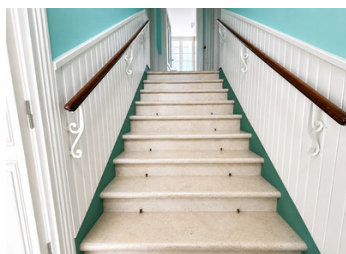


Nestled in the highly sought-after Saint-Genès district, elegant stone family 5 bed home



INFORMATION

Town:	Talence
Department:	Gironde
Bed:	5
Bath:	2
Floor:	122 m2
Plot Size:	152 m2



IN BRIEF

Nestled in the highly sought-after Saint-Genès district, this elegant stone family home enjoys an exceptional location just moments from the tramway, École Gambetta and Parc Fehlmann.

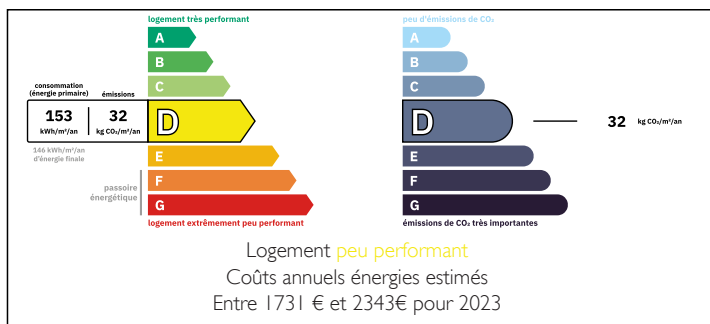
Offering 121.89 m² of living space across three levels, the property features five bedrooms, a private garden with a spacious timber terrace, and an integral garage.

Beautiful period details including original fireplaces, solid wood flooring and a traditional stone façade blend seamlessly with modern comforts such as double glazing and gas central heating.

Families will appreciate the outstanding location within walking distance of some of the area's most renowned schools, including Saint-Genès, Alain Fournier, Magendie and Saint-Albert-le-Grand.

Combining charm, space and an exceptional address, this is a rare opportunity to acquire a character home in one of the city's most desirable residential neighbourhoods.

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.



LOCAL TAXES

Taxe foncière: 2100 EUR

NOTES

DESCRIPTION

At the heart of the highly sought-after Saint-Genès district, this elegant traditional stone house combines authentic character, generous living spaces and an exceptional setting, ideal for family life. Located just a short walk from the tramway, École Gambetta and Parc Fehlmann, it enjoys a prime location in one of the city's most desirable residential neighbourhoods.

Behind its attractive stone façade, the house extends over three levels and offers 121.89 m² of living space. The ground floor comprises a welcoming living room featuring an original period fireplace, a kitchen opening onto the garden, and a shower room.

To the rear, the private garden is not overlooked, providing a peaceful outdoor retreat. Its spacious timber terrace is perfect for entertaining family and friends or simply relaxing in complete privacy.

The first floor offers four generous bedrooms, a family bathroom and a separate WC. The converted attic provides a fifth bedroom, ideal as a guest room, home office, playroom or teenager's bedroom. In addition, approximately 45 m² of attic floor space remains available for storage or future conversion, subject to the necessary permissions.

The property has retained all the charm of its original features, including period fireplaces, solid wood flooring, high ceilings and the timeless proportions characteristic of traditional Bordeaux stone houses. Double glazing and gas central heating ensure excellent comfort throughout the year.

Families will particularly appreciate the proximity to several highly regarded schools, including Saint-Genès, Alain Fournier, Magendie, Saint-Albert-le-Grand and École Gambetta. Local shops, cafés, restaurants, green spaces and public...