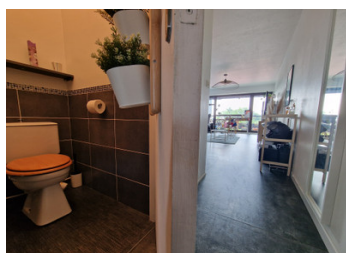
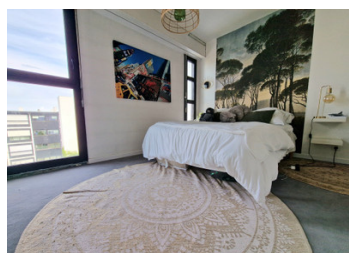


Talence center 46m I-bedroom apartment in sought-after residence with swimming pool, tennis, sold with tenant



INFORMATION

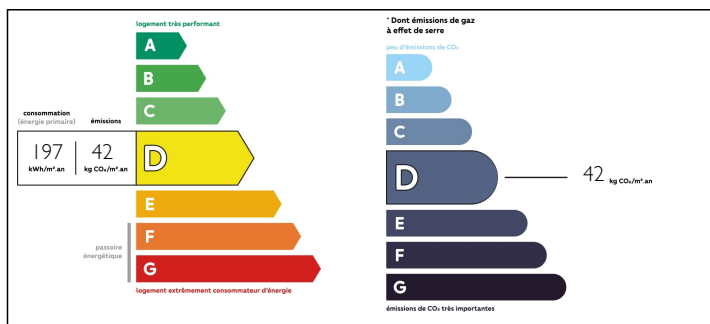
Town:	Talence
Department:	Gironde
Bed:	1
Bath:	1
Floor:	46 m2
Outside Space:	6 m2



IN BRIEF

Wonderful opportunity to own an apartment in a 20th century architecturally-registered residence. This 1-bedroom third-floor apartment offers unobstructive park views, large private covered balcony, parking space, newly remodeled kitchen and bathroom and easy access to the university, tram B (Forum and Béthanie stops), shops and amenities. This apartment is sold rented furnished with an original lease agreement from August 2022 for a monthly rent of 750€ + 100€ provision for homeowner's costs.

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

Located just minutes walking from the heart of Talence, this property is a perfect investment in an idyllic setting.

Hot and cold water and heating included in condominium fees.

What we love: the feeling of being on vacation only 10 minutes from Bordeaux center.

Co-owned building of 192 units
Provisional annual charges: 1900€

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

LOCAL TAXES

Taxe foncière: 1047 EUR

NOTES