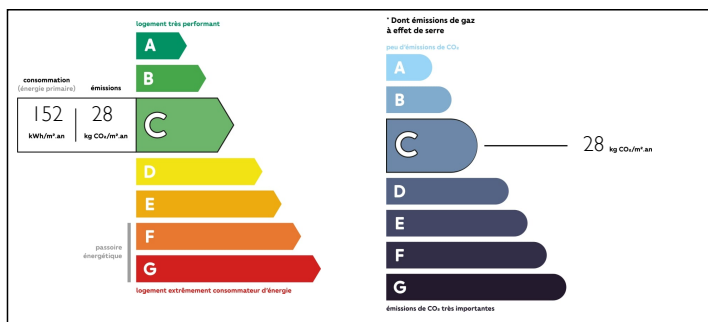


Renovated 5 bedroom house with pool and tiny house



ENERGY - DPE



INFORMATION

Town:	Bordeaux
Department:	Gironde
Bed:	6
Bath:	4
Floor:	191 m2
Plot Size:	770 m2

IN BRIEF

A perfect family home, 900m from Tram B in Talence. Bright and tastefully renovated, this detached 5 bedroom property sits on a sizeable 770m² plot together with a Tiny House, swimming pool, garage and car parking.

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

The ground floor of this 174m² (& 17m² Tiny House) family home has a large open plan living and dining area opening onto the swimming pool. A spacious office with large floor to ceiling windows offers privacy from the main living space. A bathroom, laundry room and garage complete the ground floor. 5 bedrooms make up the 1st floor together with a family bathroom. The main bedroom has an ensuite bathroom and dressing room. One of the large bedrooms opens onto a balcony overlooking the garden.

The pretty garden includes a Tiny House with kitchenette and bathroom. The existing short-term rental business has a high occupancy rate and revenue of 13,000€ p.a. The Tiny House has independent access. Recently built storage sheds for bikes and garden equipment, plus parking space for 2 cars are to be found on the sizeable 770m² plot.

Tram B stop Peixotto is 900m from the property which is ideally located in a residential area close to the University but only 13 minutes bicycle ride from the center of Bordeaux.

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

LOCAL TAXES

Taxe foncière: 3950 EUR

NOTES