LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A26709BTU33 Price: 398 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (380 000 EUR without fees)

Talence – The charm of a Bordeaux échoppe townhouse, the space and light of a true family home (113 m)







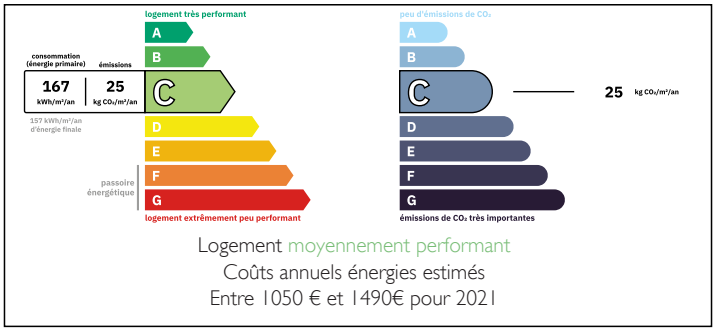








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1050 € et 1490€ pour 2021

INFORMATION

Town:	Talence
Department:	Gironde
Bed:	4
Bath:	2
Floor:	113 m2
Plot Size:	30 m2

IN BRIEF

Ideally located close to schools, shops, and public transport, this spacious and light-filled home is perfect for a young family or first-time buyers.

The open-plan living and dining area (approx. 30 m²) features a cozy wood burner and opens directly onto a sunny terrace. The generous 13 m² kitchen connects to a practical cellar—ideal for storage or a wine collection.

An independent 13 m² studio with shower and sink offers great flexibility as a guest room, teenager's space, or home office. South-facing, the property enjoys natural light all day long.

Upstairs, three comfortable bedrooms provide plenty of space for family life, along with a bright bathroom with both bath and shower, a separate WC, and a landing with reversible air conditioning for year-round comfort.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Optional covered parking space (12 m²) nearby, perfect for your car or extra storage. This home blends the charm of a traditional échoppe with modern comfort, offering privacy and space in a sought-after neighborhood—an ideal setting for first-time buyers or families to create lasting memories.

Ground floor:
Entry hall - 4.2 m²
Kitchen - 13.27 m²
Living/Dining room - 30.15 m²
Studio - 12.5 m²

First floor:
Landing - 2.9 m²
Bedroom 1 - 12.45 m²
Bedroom 2 - 13.66 m²
Bedroom 3 - 10.5 m²
Bathroom - 6.82 m²

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

LOCAL TAXES

Taxe foncière: **1729 EUR**

NOTES

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