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Ref: A43923GRM33 Price: 340 000 EUR

agency fees to be paid by the seller

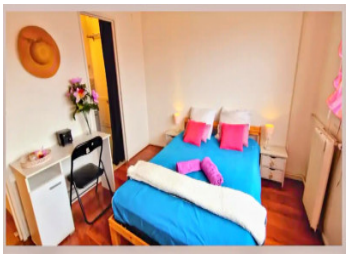
Talence – 99 sqm apartment with 4 bedrooms, ideal for shared living, parking















INFORMATION

Town:	Talence
Department:	Gironde
Bed:	4
Bath:	2
Floor:	99 m2
Plot Size:	0 m2

IN BRIEF

Located in Talence, just minutes from universities, public transport and local amenities, this spacious 99 sqm apartment offers a highly attractive layout with 4 bedrooms.

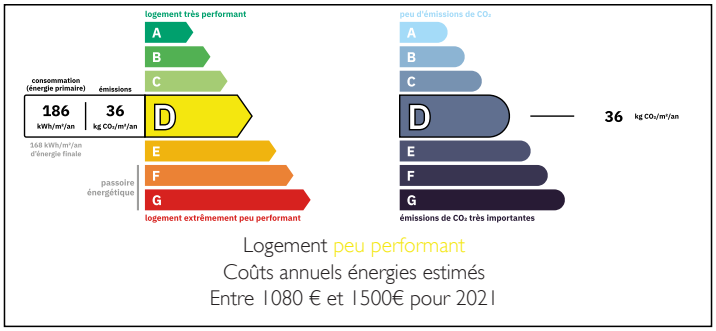
The property features a bright living area, a separate kitchen, four bedrooms, one bathroom, one shower room, as well as a dressing space and terrace + balcony

Its configuration makes it perfectly suited for shared accommodation (co-living) or family use.

The condominium is well maintained including a free parking as well as a bike storage.

This is a turnkey investment opportunity in a high-demand rental area near Bordeaux.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1080 € et 1500€ pour 2021

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.

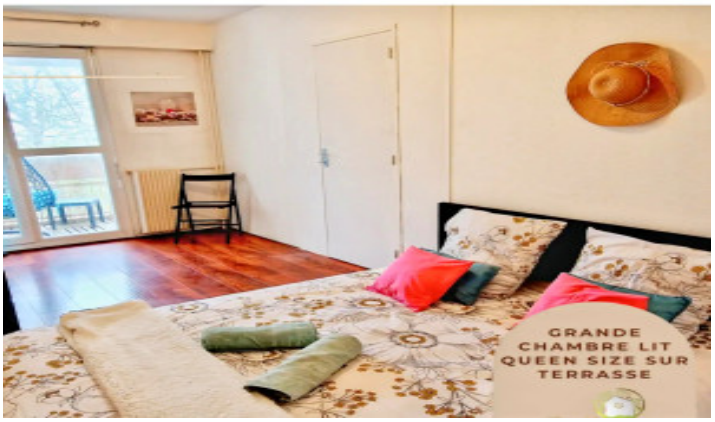
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NOTES

DESCRIPTION

This 99.05 sqm (Carrez law) apartment is located on the 2nd floor of a well-maintained condominium in Talence.

The layout includes:

an entrance hall
a bright living room
a separate kitchen
4 bedrooms
one bathroom
one shower room
a separate toilet
a dressing area
a storage room (cellar space within the unit)

The property benefits from a functional and efficient layout, making it ideal for rental investment (shared housing with 4 tenants) or as a primary residence for a family.

A high-potential property in a dynamic and sought-after area, offering strong rental demand and excellent long-term value.

Co-owned building of 32 units
Provisional annual charges: 3250€

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

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