

Talence - 4-bedroom house - 113 m raised échoppe-style



## INFORMATION

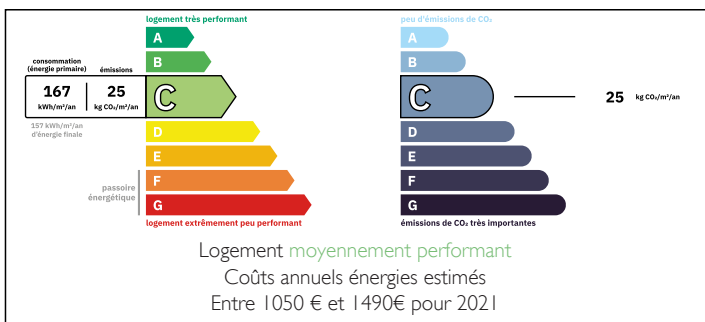
Town:	Talence
Department:	Gironde
Bed:	4
Bath:	2
Floor:	1   2.5 m2
Plot Size:	30 m2

## IN BRIEF

Great location. This raised écoppe with 113 m<sup>2</sup> of living space offers an ideal setting close to everything a family may need. Co-living is also a great option. Bright and roomy: Large and airy kitchen (13 m<sup>2</sup>) with cellar access. An open living room/dining room space of approximately 30 m<sup>2</sup> with woodburner opens on to the outdoor space leading to the separate studio (13 m<sup>2</sup>) with shower and sink. Ideally bright and sunny. Take advantage of the southern exposure which bathes the home with natural light every day.

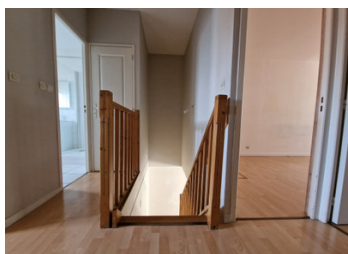
Upstairs, a landing with reversible air conditioning leads to three generously-sized bedrooms, large bathroom with tub and shower, and a private toilet. Parking option: a covered space (box) nearby could be obtained as well. This 12 m<sup>2</sup> space is for parking a car or storing family treasures because everyone needs a place...

## 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

Ground floor:

Entry hall - 4.2 m<sup>2</sup>

Kitchen - 13.27 m<sup>2</sup>

Living/Dining room - 30.15 m<sup>2</sup>

Studio - 12.5 m<sup>2</sup>

First floor:

Landing - 2.9 m<sup>2</sup>

Bedroom 1 - 12.45 m<sup>2</sup>

Bedroom 2 - 13.66 m<sup>2</sup>

Bedroom 3 - 10.5 m<sup>2</sup>

Bathroom - 6.82 m<sup>2</sup>

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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

Taxe habitation: EUR

## NOTES