



Ref: A26709BTU33

Price: 489 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (470 000 EUR without fees)

Talence: Stylish Échoppe with 113 m of Bright, Welcoming Space







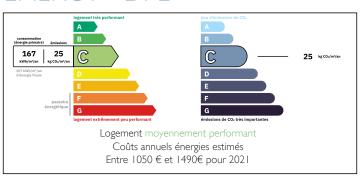








ENERGY - DPE



INFORMATION

Town: Talence

Department: Gironde

Bed: 4

Bath: 2

Floor: 112.5 m2

Plot Size: 30 m²

IN BRIEF

Ideally located close to schools, shops, and transport, this spacious home has everything a young family or first-time buyer could wish for. Flexible and light-filled, it also suits shared living or a work-from-home lifestyle. The open-plan living and dining area (approx. 30 m²) features a cozy wood burner and opens directly onto a sunny outdoor space, while the generous 13 m² kitchen includes direct access to the cellar—perfect for storage or a wine collection. A 13 m² independent studio with shower and sink makes an ideal guest room, teenager's retreat, or office. With its south-facing the home enjoys natural orientation. throughout the day. Upstairs, well-proportioned bedrooms offer comfort and versatility, complemented by a family bathroom with both bathtub 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.



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LOCAL TAXES

Taxe foncière: 1729 EUR

Taxe habitation: EUR

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 I - 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

NOTES