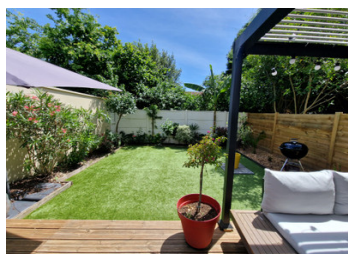
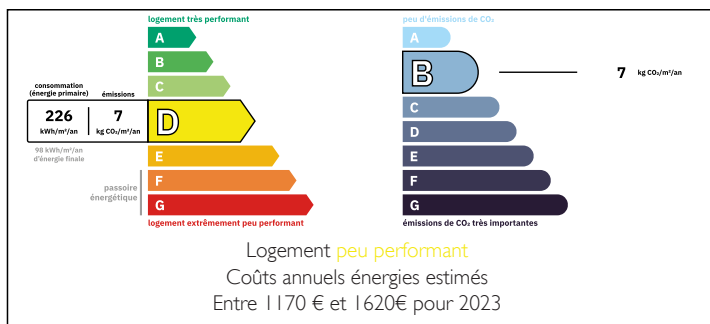


Talence Centre Forum – 65 m House, T3, with 90 m South-Facing facing

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Talence
Department:	Gironde
Bed:	2
Bath:	1
Floor:	65 m²
Plot Size:	90 m²

IN BRIEF

This well-maintained, move-in-ready semi-detached house is ideally located just a five-minute walk from the Forum in the heart of Talence. Situated within a small and quiet condominium, the home is connected on only one side, allowing for a spacious and peaceful south-facing garden adorned with mature trees, plants, and a charming vegetable patch. A recently added terrace, complete with a pergola, offers a comfortable and inviting outdoor living space.

The ground floor features an entrance hall, a separate kitchen, built-in storage cupboards, a guest WC, and a bright living room with direct access to the garden and terrace. A second entrance also provides direct access to the garden.

Upstairs, you'll find two bedrooms located on opposite sides of the house for added privacy, along with a bathroom equipped with a bathtub and toilet.

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

Contact for further information or to arrange a visit

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Co-owned building of 47 units  
Provisional annual charges: 279€

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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: 1418 EUR

Taxe habitation: EUR

## NOTES