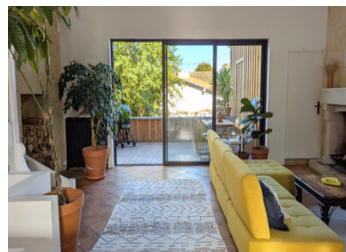


Traditional stone house 200 m2 with Garden, Terrace, Parking - Barrière Saint- Genès

EXCLUSIVE



INFORMATION

Town:	Talence
Department:	Gironde
Bed:	2
Bath:	2
Floor:	200 m2
Plot Size:	179 m2

IN BRIEF

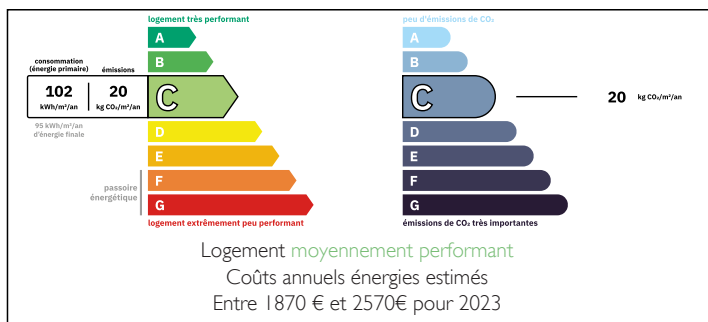
Located in the highly sought-after Barrière Saint-Genès neighborhood, this stunning double stone échoppe blends the charm of traditional architecture with modern comfort. Fully renovated in 2020 using quality materials, it retains its original features such as exposed stone walls, terracotta tiles, and woodwork.

The house opens into a beautiful, light-filled 60 m² open-plan living area with generous volumes, a fireplace, an open kitchen, a dining space, and a guest WC. This warm and inviting space flows directly onto a spacious wooden terrace.

On the garden level, the sleeping area includes a large master suite, a second bedroom (with the option to create a third), and a spacious bathroom with integrated laundry.

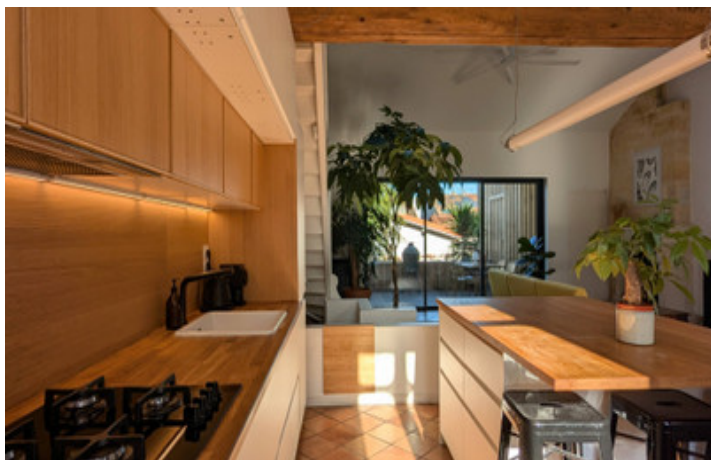
The landscaped garden features a generous wooden

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

Visits possible days, evenings and weekends.

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

LOCAL TAXES

Taxe foncière: 2448 EUR

Taxe habitation: EUR

NOTES