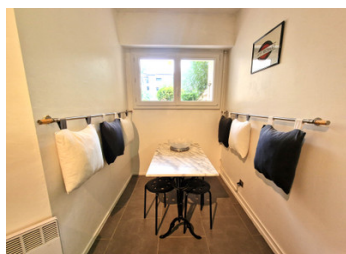


4-bedroom family home in Bordeaux (Tauzin) – 103 m , small garden 30 m , terrace, garage



INFORMATION

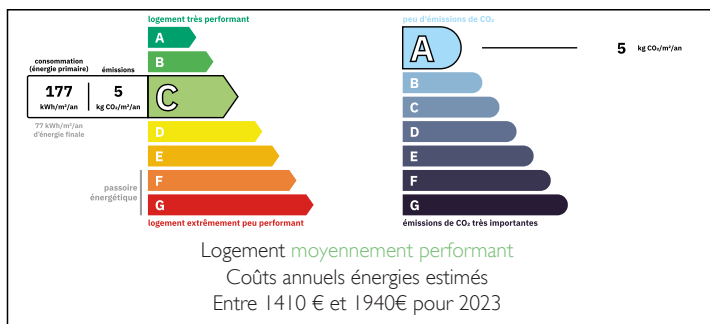
Town:	Bordeaux
Department:	Gironde
Bed:	3
Bath:	2
Floor:	100 m ²
Plot Size:	30 m ²

IN BRIEF

Located in Bordeaux's Tauzin neighbourhood, bordering Talence, this charming semi-detached house offers 103 m² of living space, a 30 m² gardenette, a terrace, and a garage.

This family-friendly home is within walking distance of the newly opened Talence/Medoquine train station, offering direct connections to Arcachon. The property features a welcoming frontal garden and a terrace accessible from the main living area, perfect for outdoor dining and relaxation. Upstairs, you will find three generously sized bedrooms, offering comfort and practicality for a growing family.

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

For further information or to arrange a visit, please contact us.

Visits are available during the day, evenings, and weekends.

Co-owned building of 40 units
Provisional annual charges: 2000€

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

LOCAL TAXES

Taxe foncière: 2018 EUR

Taxe habitation: EUR

NOTES