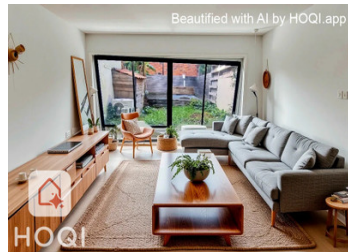
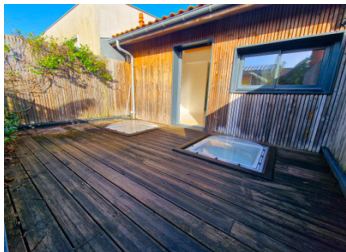


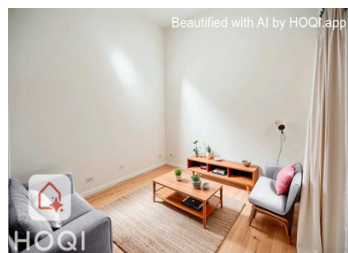
Talence Caudères - Completely renovated stone house – garden, swimming pool, terraces and cellar.



Suggestion d'aménagement réalisée par IA

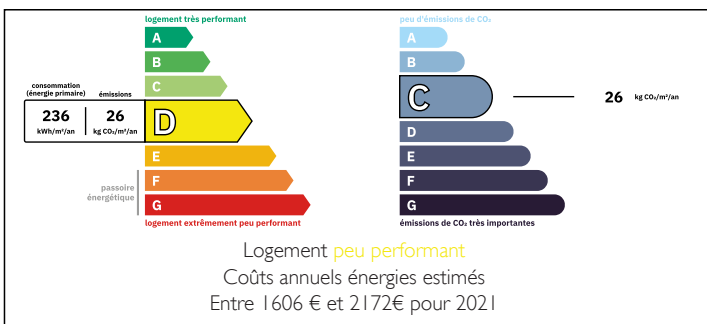


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Beautified with AI by HOQI.app

## ENERGY - DPE



## INFORMATION

Town:	Talence
Department:	Gironde
Bed:	3
Bath:	1
Floor:	113 m <sup>2</sup>
Plot Size:	141 m <sup>2</sup>

## IN BRIEF

Nestled in a quiet street in the sought-after Caudères district of Talence, this beautifully renovated traditional stone échoppe offers 113m<sup>2</sup> of elegant living space, blending character with modern comfort.

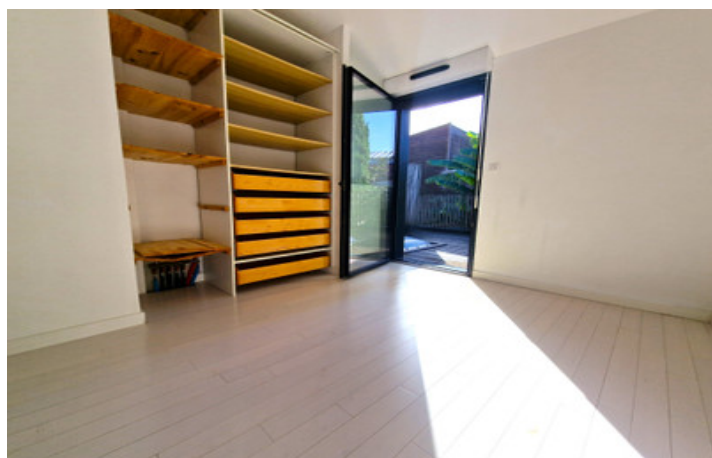
The ground floor features a bright and spacious living room with an open-plan kitchen and dining area, offering direct access to the garden — perfect for seamless indoor/outdoor living. A laundry room and guest WC complete this level.

Upstairs, the first floor hosts three bedrooms, including a master suite with a private shower and direct access to its own upper terrace. A family bathroom with WC and washbasin serves the two additional bedrooms.

Outside, you will enjoy a charming 50 m<sup>2</sup> garden with a heated swimming pool, offering complete

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 viewing, please feel free to get in touch. Visits can be scheduled during the day, in the evening, or on weekends.

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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: 1264 EUR**

**Taxe habitation: EUR**

## NOTES