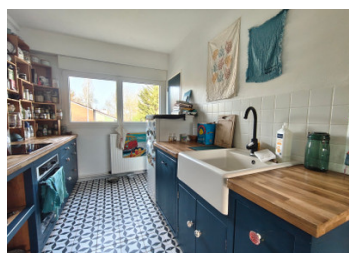


Bright 3-Bedroom Apartment with Balcony and large cellar – Talence

EXCLUSIVE



INFORMATION

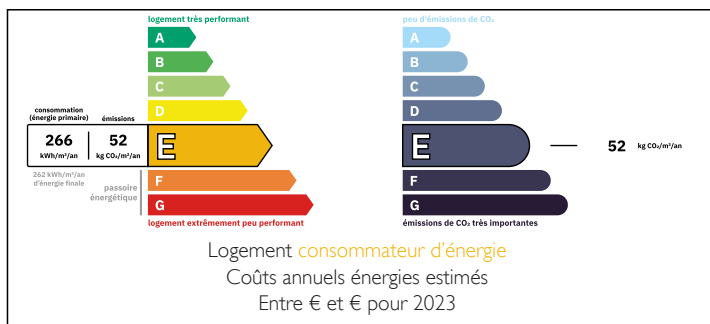
Town:	Talence
Department:	Gironde
Bed:	3
Bath:	1
Floor:	73 m ²
Outside Space:	4 m ²

IN BRIEF

In Talence, within a small and quiet residence, this bright east-west facing 3-bedroom apartment features an intelligent layout and abundant natural light. Fully renovated in 2018 (floors, electricity, windows, kitchen, and bathroom), it offers modern, move-in-ready comfort. A lovely balcony overlooks a private wooded park, ensuring peace and greenery. Close to the town center, public transport, Paul Lapie School, and a park with playground and walking trails. Ample parking available in the residence. Ideal for first-time buyers, a small family, or retirees looking to downsize without compromise.

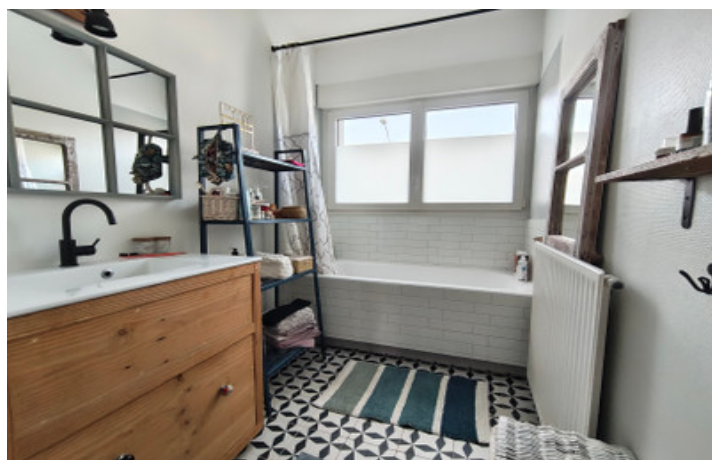
A large private cellar is included, providing convenient and secure additional storage space.

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

Located in Talence, within a small and quiet residential building, this beautifully designed east-west facing 3-bedroom apartment offers abundant natural light, excellent airflow, and an intelligent layout.

Fully renovated in 2018 by the current owner, the property requires no work. The comprehensive renovation included new flooring, updated electrical systems, new wooden double glazed windows and doors, a modern kitchen, and a fully renovated bathroom — creating a stylish and move-in-ready home.

Thanks to its dual east-west exposure, the apartment enjoys exceptional brightness throughout the day. The well-thought-out layout clearly separates living and sleeping areas, ensuring both comfort and privacy.

The welcoming living room opens onto a lovely balcony overlooking a private wooded park, providing a peaceful green setting — perfect for relaxing and enjoying sunny days in complete tranquility.

The location is highly desirable:

Close to Talence town center, a large grocery store, and medical services, easily accessible on foot, by public transport, or by car.

Just minutes' walk from Paul Lapie School and only steps away from a wooded park with playground and scenic walking trails.

The residence offers ample on-site parking, making daily life convenient and stress-free.

Ideal for first-time buyers, a small family, or recent retirees looking to downsize without compromising on comfort and quality of life

LOCAL TAXES

Taxe foncière: 1466 EUR

Taxe habitation: EUR

NOTES