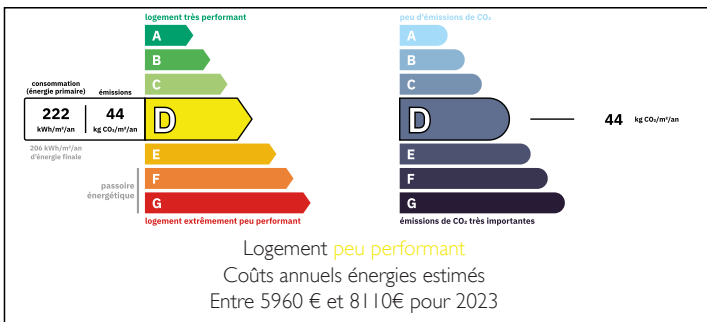


Prestigious Stone House Just Steps from Talence Centre Forum 330m2



ENERGY - DPE



INFORMATION

Town:	Talence
Department:	Gironde
Bed:	6
Bath:	3
Floor:	330 m ²
Plot Size:	1310 m ²

IN BRIEF

Ideally located in the heart of Talence, this elegant 330 m² stone residence enjoys a prime position just 150 metres from the covered market and Talence Centre Forum tram stop. Shops, schools and all amenities are within easy walking distance.

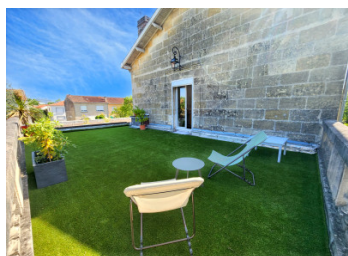
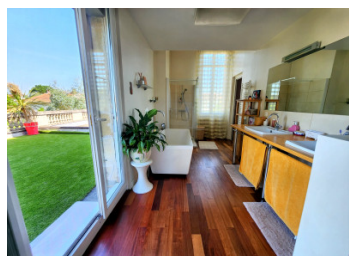
Set on a generous 1,310 m² plot, the property opens onto a beautiful mature garden, creating a peaceful green oasis in the centre of town. The bright and spacious rooms offer excellent proportions and a practical layout throughout.

The ground floor comprises an entrance hall, living room, dining room, large separate kitchen, three bedrooms or offices, a bathroom, utility room, WC and storage area.

Upstairs, the 47 m² principal suite features a bathroom, dressing room 14 m² and access to a large terrace. Two further bedrooms each benefit

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

Close to a wide range of educational establishments including primary schools, Victor Louis High School and the University campus

Excellent transport links via the tramway

4 minutes to Saint-Genès tram stop
11 minutes to Bordeaux City Hall
18 minutes to Place des Quinconces

Renowned schools including Saint-Genès College and Saint-Genès High School are also within easy reach

A rare property combining generous living space, a central location and a mature landscaped setting just minutes from Bordeaux city centre

The plot also benefits from residual building rights, offering potential for an extension or additional construction subject to current planning regulations

Thanks to its layout, spacious accommodation and central position, the property is equally suited to a liberal profession or a mixed residential and professional use

Information regarding natural and technological risks affecting this property is available on the GéoRisques website

Energy Rating: D
Climate Rating: D

Additional Information

Frisquet Prestige condensing boiler installed August 2021 with maintenance contract
Alarm system under maintenance contract renewed March 2025
Integrated irrigation system
Access via two separate gates

LOCAL TAXES

Taxe foncière: **5651 EUR**

NOTES