

PRESTIGIOUS STONE HOUSE JUST STEPS FROM TALENCE CENTRE FORUM 330M2

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PROPERTY FACT FILE

REFERENCE	A45316GM33
PRICE	€ 1,495,560 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	330 m²
LAND	1310 m²
TOWN	Talence
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	
CONDITION	
FEATURES	Barns - outbuildings, Detached, Character property

*Price based on current exchange rate which is subject to change



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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.



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

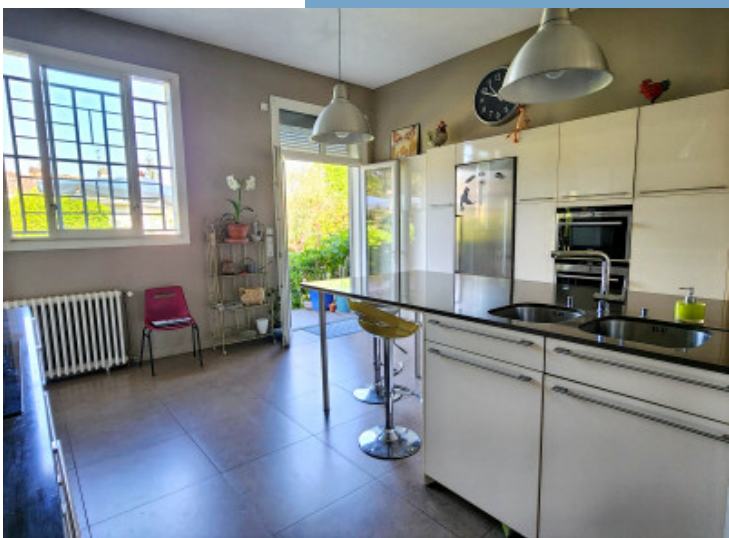
Thanks to its layout, spacious accommodation and central position, the property is equally suited to a liberal profession or a mixed residential and professional use

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



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45316GM33

COMPLETE FILE AND PHOTO ON REQUEST

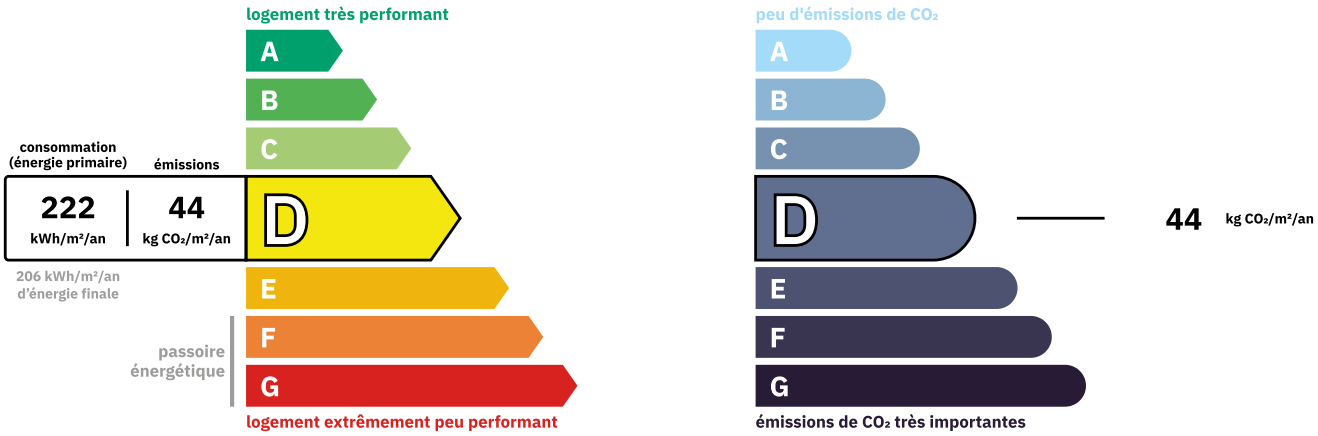
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5960 € and 8110€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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