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## The bohemian bourgeois of Talence

Gironde , Nouvelle Aquitaine



**€840,000**

inc. of agency fees

3 Beds

200 sqm

Located in Talence, halfway between Roustaing and the Barrière St Genès, this sublime bourgeois house has been renovated to a high standard, perfectly combining old-world charm and contemporary comfort....

### At a Glance

**Reference** MFH-EAB1873EABX

**Near to** Bordeaux

**Price** €840,000

**Bed** 3

**Pool** No

**Hab.Space** 200 sqm

**Land Tax** N/A

### Property Description

Located in Talence, halfway between Roustaing and the Barrière St Genès, this sublime bourgeois house has been renovated to a high standard, perfectly combining old-world charm and contemporary comfort.

Composed of a main house of 150m<sup>2</sup>, as well as a charming outbuilding of 60m<sup>2</sup>, it offers numerous possibilities for development according to everyone's lifestyles. The entrance to the house is in a spacious living room bathed in sunlight thanks to its triple exposure and its double height ceiling.

An open and fully equipped kitchen with contemporary lines blends perfectly with the Bordeaux stone and the original functional fireplace. This living room extends onto a terrace through large bay windows.

A mezzanine space is converted into an extra bedroom, office and reading corner.

On the garden level, two spacious bedrooms share a bathroom and have access to the garden. The charming outbuilding at the bottom of the garden is composed of a living room, two bedrooms and a bathroom. It can accommodate teenagers, family and friends or adapt to other needs according to your wishes.

A parking space with electrical outlet is available for rent a stone's throw from the house.

Located close to shops, schools and transport, the charm of this house, as well as its light and absolute calm are just some of the many assets that make it a rare property in the area.

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between 1870 and 2570 euros.

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## Summary

Property type:	House
Bedrooms:	3
Price	€840,000

## Key Information

Internal Area:	200 sqm
Has a Garden	Yes

## Location: Nouvelle Aquitaine



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