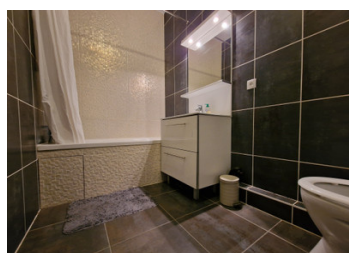
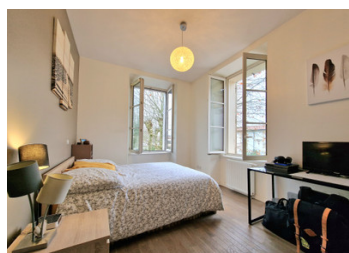


Very well presented one bed apartment close to Talence



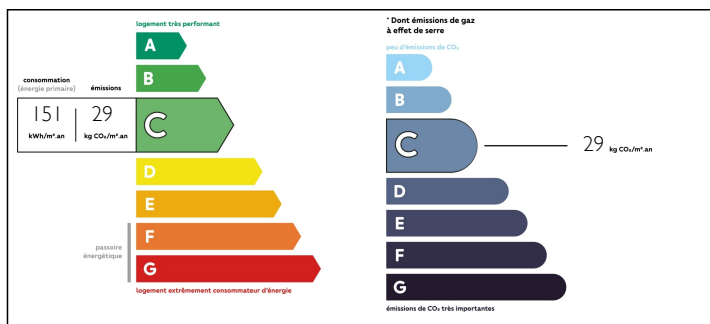
## INFORMATION

Town:	Talence
Department:	Gironde
Bed:	1
Bath:	1
Floor:	46 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Pretty and bright 2 bed apartment with 45m<sup>2</sup> of living space located on the first floor of an old cloister renovated in 2012. The apartment is located in Villenave d'Omon near Talence and the Robert Picque hospital. Very pleasant 26m<sup>2</sup> living space plus adjoining pantry. Bedroom with 12m<sup>2</sup> and bathroom with 4.5m<sup>2</sup>. Ceiling height of 2.9m makes this apartment very airy. Several very large windows with a pleasant view of a large tree-lined courtyard. Access to the inner courtyard is reserved for residents of the building. This apartment is sold with parking space. Residence very well maintained. Tram C stop Parc de Mussonville 1.3km. Bus Lianes 5 nearby. Sold rented with the departure of the tenant planned for 2024. You will find a video and a plan of this apartment on our website.

## 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

null

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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: 879 EUR**

## NOTES