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## Apartment for sale in Pyrénées-Atlantiques

**Pau , Pyrénées-Atlantiques , Nouvelle Aquitaine**



# €315,000

inc. of agency fees

5 Beds      130 sqm      0.06 ha

Located 5 mins from the city centre of Pau in a sought-after neighbourhood is this 330m<sup>2</sup> house for sale divided into two apartments...

### At a Glance

**Reference** MFH-ADF1626575

**Bed** 5

**Land** 0.06 ha

**Near to** Pau

**Pool** No

**Price** €315,000

**Hab.Space** 130 sqm

**Land Tax** N/A

### Property Description

Located 5 mins from the city centre of Pau in a sought-after neighbourhood is this 330m<sup>2</sup> house for sale divided into two apartments (two bedrooms and three bedrooms) on a 550m<sup>2</sup> plot of land.

This house is in good condition at the end of a cul-de-sac in one of the most sought-after neighbourhoods of Pau. It could house a large family or you can rent out these two independent apartments.

The first floor apartment has a lovely living room, 21m<sup>2</sup>, with a corner fitted kitchen. There are two bedrooms (10m<sup>2</sup> each), a toilet, a 5m<sup>2</sup> bathroom and a 13m<sup>2</sup> bedroom.

A staircase allows access to the ground floor apartment which is comprised of a 19.8m<sup>2</sup> living room with open fitted kitchen. There are two bedrooms (10m<sup>2</sup> & 11m<sup>2</sup>) and a 2.2m<sup>2</sup> washroom.

A door permits direct access to the 29m<sup>2</sup> garage where the recent thermodynamic hot water tank is located.

This house is perfectly insulated and has double glazed windows. The property is connected to the sewage mains. Heating is supplied by a heat pump system.

The house is perfect for a family or for a rental opportunity. The house is currently empty but was rented for 1700 euros per month.

You will be 5 mins from commerce and service, 1h30 from Biarritz, from skiing and from Spain, 10 mins from Pau airport and access to A64 and A65 motorways.

### Summary

Property type:	Apartment
Bedrooms:	5
Price	€315,000

### Key Information

Internal Area:	130 sqm
Land Area:	0.06 ha

### Location: Nouvelle Aquitaine



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**S. and L. BROWN**



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