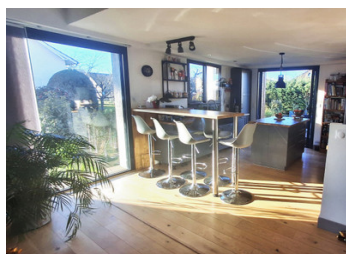


## Large renovated house



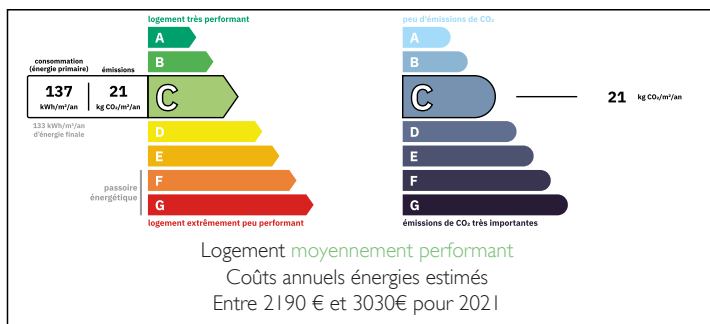
## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Pau                  |
| Department: | Pyrénées-Atlantiques |
| Bed:        | 5                    |
| Bath:       | 3                    |
| Floor:      | 208 m2               |
| Plot Size:  | 1035 m2              |

## IN BRIEF

Located in a quiet area, this spacious home offers the advantage of having two bedrooms and a bathroom on the garden level, which is rare.

## 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

This recently renovated house consists of a large open-plan living area with an open kitchen, five bedrooms including one en suite with dressing room and bathroom, and two shower rooms.

The basement comprises a large garage, an office, and a boiler room.

The renovation paid close attention to all technical aspects; the plumbing, electrical wiring, and heating system were all redone, and a wood-burning stove was installed.

Outside, two terraces offer views of the garden, one facing south and the other north. There is space for a swimming pool on the property.

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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 habitation: EUR

## NOTES