



16, Avenue de la Marne - 65000 TARBES
Tel : 0033 (0) 562.345.454 .- Fax : 0033 (0) 562.346.660
abafim.es

Pongase en contacto con nosotros por correo electronico a:
contact@abafim.com

Two-Apartment House Centre Pau

315 000 € [Honorarios al vendedor]

- Referencia : AF26575
- Número de habitaciones : 7
- Número de habitaciones : 5
- Espacio habitable : 130 m²
- Superficie del terreno : 550 m²
- Impuesto sobre bienes inmuebles : 2 330 €



Located 5 mins from the city centre of Pau in a sought-after neighbourhood is this 330m² house for sale divided into two apartments (two bedrooms and three bedrooms) on a 550m² 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, 21m², with a corner fitted kitchen. There are two bedrooms (10m² each), a toilet, a 5m² bathroom and a 13m² bedroom.

A staircase allows access to the ground floor apartment which is comprised of a 19.8m² living room with open fitted kitchen. There are two bedrooms (10m² & 11m²) and a 2.2m² washroom.

A door permits direct access to the 29m² 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.

**CONSUMO DE ENERGIA :
EMISIONES DE GASES DE EFECTO
INVERNADERO :**

C (146)

A (4)