

Set of two houses with views of lake, mountains and medieval dungeon

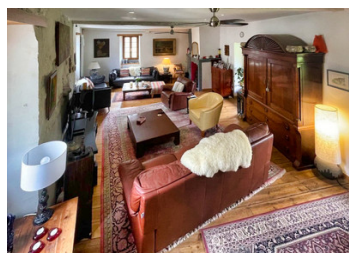


INFORMATION

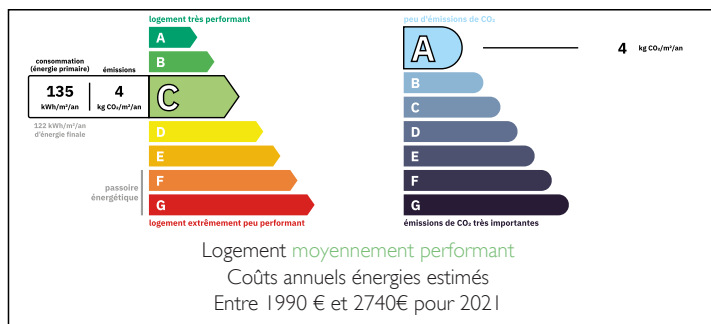
Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	4
Floor:	365 m2
Plot Size:	1485 m2

IN BRIEF

Located 30 minutes from Pau, these two terraced houses offer an idyllic living environment in a small historic village in the Pyrenees with a view worthy of a postcard.



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 set of two accommodations was completely renovated around ten years ago, roof, heating, electricity, doors and windows as well as their frames, kitchens, bathrooms, etc. Nothing has been forgotten...

The main accommodation is on three levels, it consists of an entrance, a large living room, a dining room, two kitchens, four bedrooms, two bathrooms, a laundry room, a large garage (70m²) and a balcony.

The annex accommodation is also on three levels, it includes a living room with kitchen area, a lounge, two bedrooms, two bathrooms and a balcony.

This offers the possibility of having rental income, rented for the year or as a gîte.

A large garden completes the services of this residence.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES