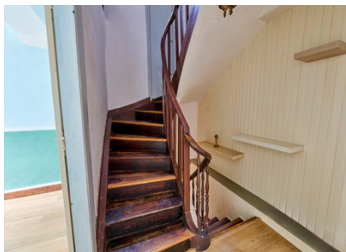


## Three-bedroom townhouse in the heart of the historic district of Salies-de-Béarn



## INFORMATION

Town:	Salies-de-Béarn
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	2
Floor:	67 m <sup>2</sup>
Plot Size:	40 m <sup>2</sup>



## IN BRIEF

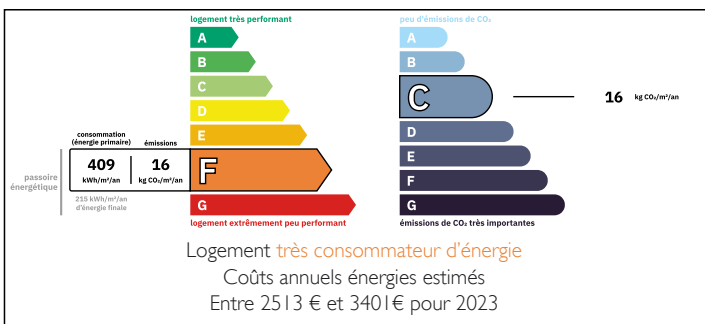
This charming centuries-old townhouse is ideally nestled in the heart of the Béarnaise city, in the much-loved medieval district of Les Salisiens.

Once modernised, it will be able to accommodate your family with its 3 bedrooms and 2 shower rooms, or be used for seasonal rentals, as this location is particularly popular with tourists.

The small street where it is located is pedestrianised, but residents are still allowed access by car (protected by a barrier) so they can drop off their shopping at their front door. Flower pots and garden tables and chairs are permitted.

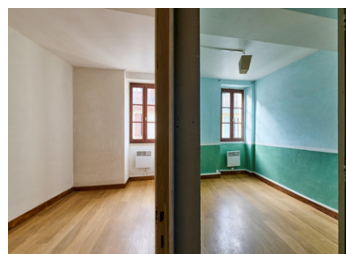
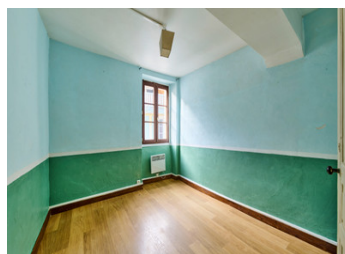
The structural work is in good condition overall, and the electrical system has been recently redone. All that remains now is to improve the insulation of the walls by adding interior lining and then redecorating. A good handyman can do this work himself.

## 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

Energy performance rating (DPE) surface area: 66.80 m<sup>2</sup>, usable living space: 76.30 m<sup>2</sup>

Entrance hall: 3.35 m<sup>2</sup>

Open-plan living room and kitchen: 22 m<sup>2</sup>

Toilet and pantry: 4 m<sup>2</sup>

First floor landing: 2.60 m<sup>2</sup>

Bedroom 1 on the first floor: 9.60 m<sup>2</sup>

Bedroom 2 on the first floor: 9.30 m<sup>2</sup> (single partition between these two bedrooms)

Shower room on the first floor: 2.75 m<sup>2</sup>

Toilet in the stairwell between the first and second floors: 0.70 m<sup>2</sup>

Landing on the second floor: 3.60 m<sup>2</sup>

Bedroom 3 on the second floor: 12.70 m<sup>2</sup>

Shower room on the second floor: 5.70 m<sup>2</sup>

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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: 319 EUR

Taxe habitation: EUR

## NOTES