

House to renovate with architect project



INFORMATION

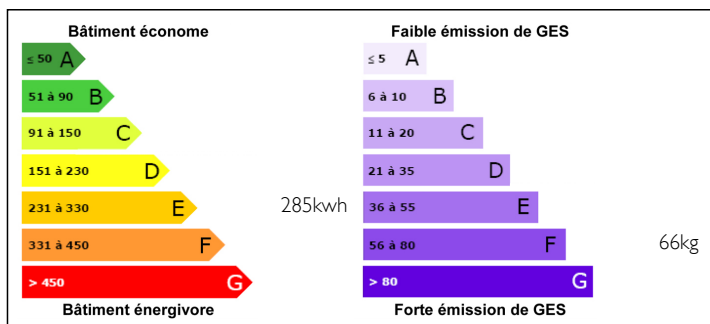
Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	603 m2

IN BRIEF

Located near the city center of Pau, sold with its renovation and expansion project, this house will offer accommodation with all the comfort and modern equipment that one could imagine while leaving you the choice of materials.



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

Due to a professional transfer, the current owner abandoned his project and decided to put this property back on sale with its complete renovation project.

Located back from the street, this house, in its current state, consists of a living room with open kitchen, a veranda, and two bedrooms upstairs as well as a bathroom.

There are also two large garages with a total area of 54m² and a garden.

The architect's project is included, it will increase the surface area by extending the veranda and using the garages. The garden level will consist of a barn open living room with kitchen area, a master suite with bathroom, a laundry room and a single garage. Upstairs the two bedrooms will be retained while expanding the bathroom.

It is also planned to improve the insulation, redo the electricity and install a heat pump as a heating method.

This project, once completed, will give you a beautiful, up-to-date house a stone's throw from the city center.

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

NOTES