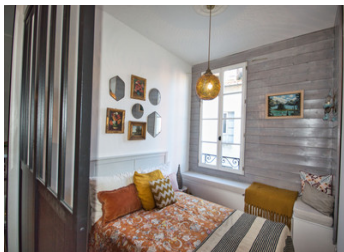
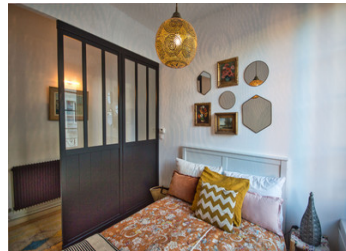
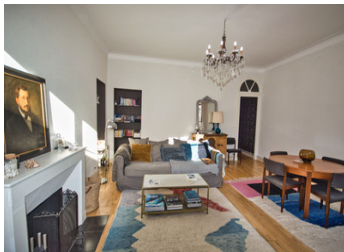


2-BEDROOM APARTMENT + FULLY RENOVATED + LOVELY DECOR + CENTER OF PAU



INFORMATION

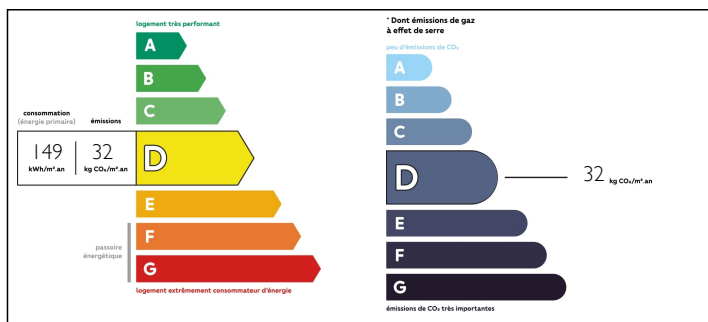
Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	2
Bath:	1
Floor:	84 m2
Outside Space:	2 m2



IN BRIEF

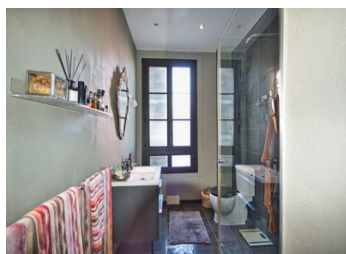
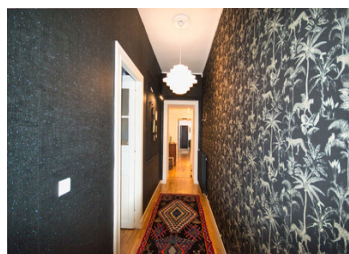
Located in the centre of Pau, just a 2-min walk from Place Clemenceau, this exquisite apartment on the 2nd floor of a charming 1900s building has undergone a magnificent renovation. Spanning 84m2, it features an entrance adorned with storage space, a south-facing living room with a dining area, a kitchen, two bedrooms, and a bathroom/laundry room.

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

The seamless integration of original elements such as floors, fireplace, and high ceilings with contemporary decor creates a harmonious ambiance, requiring no additional work. There is an individual heating system, with a brand-new boiler, giving the apartment a good energy performance rating.

The estimated annual energy consumption falls between €920 and, €1280.

Condominium fees: €1,232 per year.

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

LOCAL TAXES

Taxe foncière: 1007 EUR

NOTES