LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A36209OLA64 Price: 415 000 EUR

agency fees to be paid by the seller

Recent single-story house in a quiet residential area

EXCLUSIVE















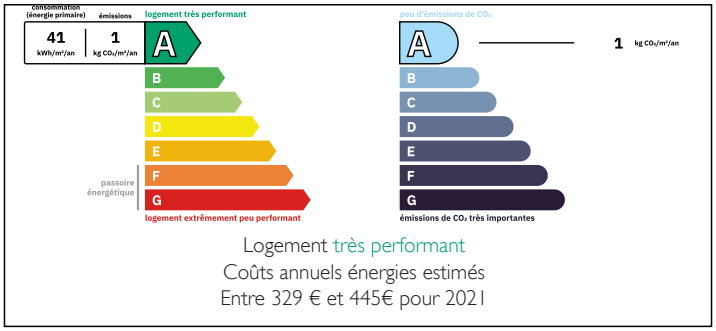
INFORMATION

Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	2
Bath:	2
Floor:	94 m2
Plot Size:	510 m2

IN BRIEF

This house, built in 2022 with quality materials, offers all modern comforts, with high energy standards.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 329 € et 445€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1600 EUR**

NOTES

DESCRIPTION

This charming house consists of a spacious living room with a sitting area, a dining area and an open-plan fitted kitchen.
The sleeping area offers two bedrooms, one with a bathroom and the other with a shower room, and a toilet.
There is also a laundry room and the garage is converted.
There are two terraces, one on the south side, the other on the north side, and the driveway leading to the garage is also terraced.
The garden is fenced and accessed via an electric gate, and there is a shed for storing tools.
On the energy side, a heat pump powers an underfloor heating system and ensures the production of hot water.
A 2KWH photovoltaic system under a buyback contract allows for even more reductions in expenses for this already very economical house.

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