

€ 320 000

**Buying apartment**

**4 rooms**

**Surface : 90 m<sup>2</sup>**

**Surface of the living : 48 m<sup>2</sup>**

**Year of construction : 1940**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : Résidentiel**

**Building condition : Très bon**

**Amenities :**

double glazing, gated, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

**Fees and charges :**

Annual current expenses 205 €

Well condominium

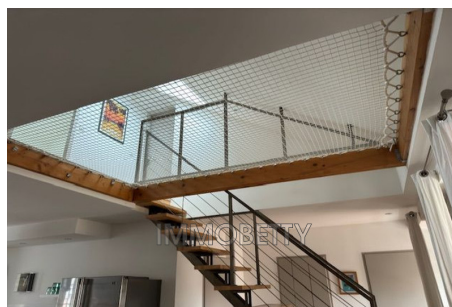
3 lots in the condominium 320 000 €  
fees included

06/05/2025 - Prix T.T.C



**Apartment Pau**

Looking for an apartment to buy in the city center of Pau? We offer you a magnificent T4 duplex of 90 m<sup>2</sup>, useful surface area 97 m<sup>2</sup> ideally located on the 2nd floor of a 3-storey residential building, built in 1940 and in very good condition. The east-west orientation guarantees you beautiful light throughout the day. Come and discover a spacious living room of 48 m<sup>2</sup> with a fully equipped open-plan kitchen as well as 3 bedrooms, 1 bathroom, 1 shower room and 2 toilets. You can also enjoy a sunny balcony with a clear view. The apartment has individual electric heating, double glazing and a security system. The interior condition is excellent, ready to move in. Small co-ownership of 3 lots CHARGES €205 PER YEAR You will appreciate the calm of the residence. Do not hesitate to contact us for more information. Ref. : 897V10A - Mandat n°158



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Code NAF 683 1Z - SIRET 813491826 - Garantie financière : SAA assurances groupe SOCAF - Document non contractuel