

**€ 452 000**

**Buying house**

**6 rooms**

**Surface : 164 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Surface of the land : 1000 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : slate**

**Amenities :**

fireplace, Bedroom on ground floor,  
Laundry room

4 bedroom

1 bathroom

1 shower

2 WC

2 parkings

**Energy class (dpe) : E**

**Emission of greenhouse gases  
(ges) : E**

**Fees and charges :**

452 000 € fees included

18/06/2025 - Prix T.T.C



**House Pau**

"Discover this wonderful residence located in a residential area. This home offers an exceptional living environment as well as a warm atmosphere thanks to its harmonious interior layout. Enjoy a spacious living room with a beautiful fireplace, extended by a dining room. The modern kitchen is equipped with everything necessary to satisfy the greatest gourmets. On the night side, the house offers on the GROUND FLOOR a bedroom with its shower room. UPSTAIRS three bright and comfortable bedrooms. practical storage. A very bright bathroom I would be delighted to present to you in detail the many assets of this charming property. Information on the risks to which this property is exposed is available on the Géorisques website. For your comfort, note that the house has a separate toilet for more privacy. Also benefit from a carport for several cars, a great luxury for parking your vehicle in complete peace of mind. In short, a rare opportunity not to be missed! To visit, call quickly." Ref. : 897V16M - Mandat n°169

