



Apartment

PAU (64)

125 000 €*

* Agency fees to be paid by the seller



61 m²



2 pièce(s)



1 chambre(s)

PROPERTY DESCRIPTION

Pau centre, Duplex, top floor, elevator and mountains view.

You are a convinced citizen ?

This lovely one bedroom flat is sated at the very heart of the brand new "Foirail" neighborhood.

You will thrive in this neighborhood.

With only your basket, go shopping at the "Halles" market on foot. Over there, you can enjoy friday's nocturnals events and go back home on foot, it's straight up ahead !

The brand new "Méliès" building offers a vast choice of author movies, concerts, spectacles, theatre piece...

For your everyday commute, many bus lines drive down the building (Foirail : 5, 6, 10, A, F, T1 et T4), so you can go anywhere in the city and even beyond.

Sated at the 4th and top floor of a building with an elevator, this wide and calm one bedroom apartment offers a nice balcony with a marvelous view over the "Pyrénées" and the city's rooftops.

Also, the building's facade and the roof have been completely restored lately.

You are settled for years !

Let's talk about it soon !

Virtual 3D visit (Matterport) available only after a phone call.

Nombre de lots de la copropriété : 30, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(Ascenseur ; Eau & Elec commun ; Entretien ; Assurance multirisque ; Syndic) : 970€ soit 80€ par mois. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

Réseau Immobilier CAPIFRANCE - Votre agent commercial (RSAC N°524 979 895 - Greffe de PAU) Sylvain GARDÈRES Entrepreneur Individuel 06 77 76 74 47 - Plus d'informations sur le site de CAPIFRANCE (réf.841192)



Sylvain GARDÈRES

PAU (64000)

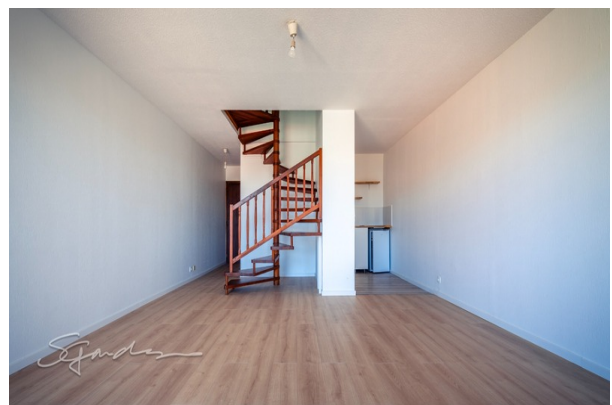
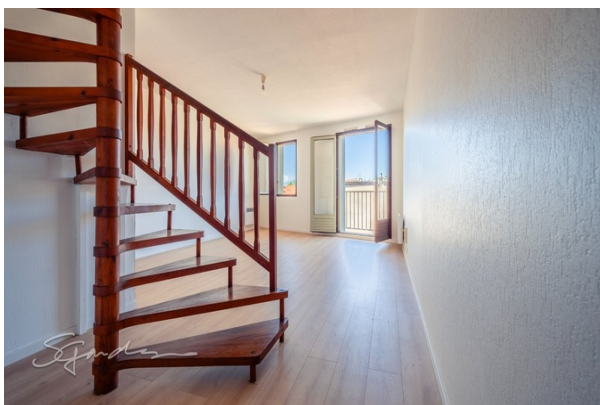
Agent

RSAC : 524 979 895 00025

Courts service city : PAU

(+33)6 77 76 74 47

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 841192

Property type Apartment

Year of construction 1978

Floor number 4

Floors count 4

Exposure South

View Vue dégagée, sur Montagne, sur Toits, sur Ville

SURFACES

Living space 61 m²

Surface Carrez Law 60.93 m²

Living room surface 29 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 30

Condominium fees 81 €/mois

Share of expenses 970 €

COMPOSITION

Number of rooms 2

Number of bedrooms 1

Number of bathrooms 1

Toilets count 1

Balcony 1

DPE/GES

DPE 246

GES 8

APPENDIX

Videophone Non

SERVICES

Heater électricité économique

Kitchen américaine



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle