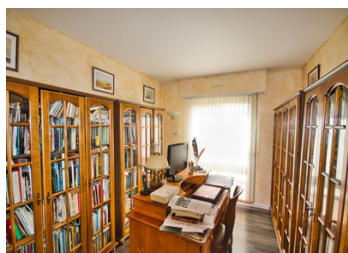


COMPROMIS SIGNED Cosy and spacious 3-bedroom apartment with balcony + Close to Place Verdun in Pau



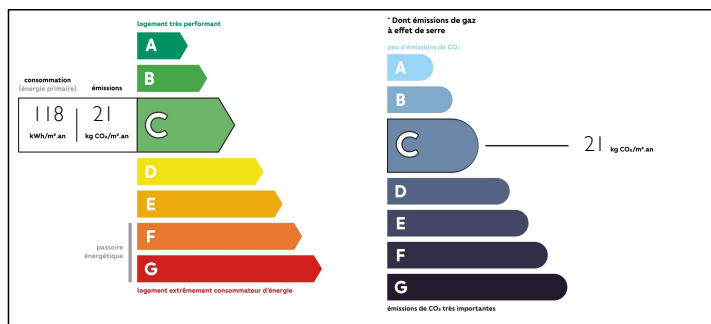
INFORMATION

Town:	Billère
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	1
Floor:	84 m2
Outside Space:	10 m2

IN BRIEF

Discover this exceptional opportunity to own a remarkable three-bedroom apartment located in a recent residence, just a short 5-minute drive away from the vibrant centre of Pau. Nestled in a serene and tranquil setting amidst lush greenery, this residence offers the perfect balance of convenience and peaceful living.

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.



LOCAL TAXES

Taxe foncière: 1293 EUR

NOTES

DESCRIPTION

Upon entering this apartment, you are greeted by a welcoming entrance adorned with convenient cupboards, providing ample storage space for all your belongings. The apartment boasts a generous and airy living room that opens up to a delightful balcony, offering breathtaking panoramic views of the surrounding parks and Pyrenees Mountains.

The well-designed kitchen, which can be opened up for a more spacious feel, comes fully equipped with modern appliances and is also connected to the balcony, giving the space a lot of light and brightness.

Three cosy bedrooms, each thoughtfully designed with ample storage solutions, keep your living space organized and clutter-free. Completing the apartment is a well-appointed bathroom and a separate toilet, providing convenience and functionality for your daily needs.

The apartment is located on the 3rd floor in a private residence with a lift. As an added bonus, it comes with a valuable asset - an underground garage and a storeroom.

Don't miss out on this incredible opportunity to own a spacious three-bedroom apartment in a peaceful and green location, while still being only a short distance away from the bustling center of Pau.

Contact us today to arrange a viewing!

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