

Charming family home + Close to Pau + 6 bedrooms + Ample outdoor space + Garage.



INFORMATION

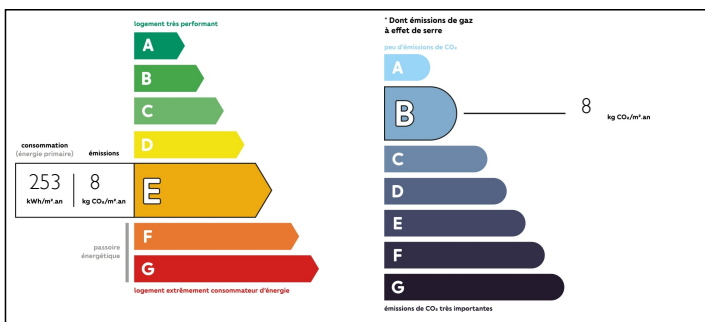
Town:	Montardon
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	2
Floor:	227 m ²
Plot Size:	1025 m ²

IN BRIEF

Discover a spacious and versatile family home that offers endless possibilities. Situated on a generous 1025 m² plot, this residence is perfect for extended families, potential rental income, or simply enjoying a spacious living environment.



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: 1 100 EUR

NOTES

DESCRIPTION

On the ground floor, an inviting entrance leads to an open-concept living and dining area. The fully equipped kitchen is perfect for culinary enthusiasts. Additionally, two bedrooms and a bathroom with a shower and toilet complete this level. Upstairs, a spacious living room with a dining area, a second kitchen, four additional bedrooms, a bathroom, and a separate W/C provide ample space for privacy and family gatherings.

The property boasts a substantial 1025 m² plot, ideal for various outdoor activities and expansion possibilities. The well-maintained garden offers a serene space for relaxation and recreation, and potentially building a nice size swimming pool on it.

For your convenience, a garage is included to protect your vehicles and provide extra storage space.

This home's versatility is one of its key features. With two separate living spaces on each floor, it caters to multi-generational families, hosting guests, or generating rental income. Natural light floods the interior spaces through large windows, creating an airy and welcoming atmosphere. The spacious plot offers potential for expansion, additional outdoor amenities, or a beautiful garden oasis. Situated in a peaceful residential area with proximity to schools and parks, this property provides a serene and family-friendly environment.

This property represents an excellent opportunity for those seeking a spacious family home with room for customization and various living arrangements. Contact us today to schedule a viewing and explore the potential this house holds. Don't miss out on this fantastic opportunity!

Details:

Ground Floor:

- Room 1
- Room 2

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