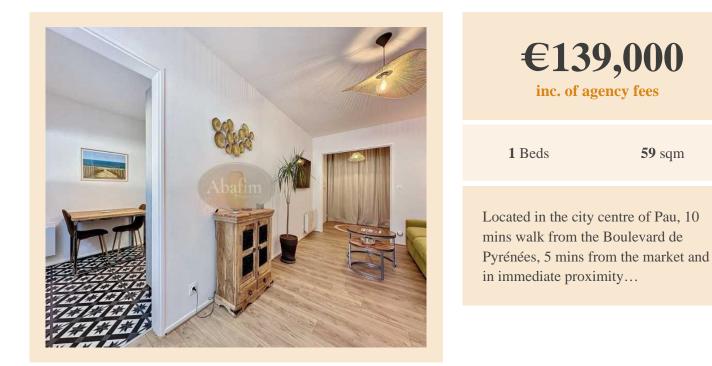


**59** sqm

# **Apartment for sale in Pyrénées-Atlantiques**

Pau, Pyrénées-Atlantiques, Nouvelle Aquitaine



#### At a Glance

Reference	MFH-ADF1626413
Bed	1

Near to Pau Pool No

Price €139,000 Hab.Space 59 sqm Land Tax N/A

#### **Property Description**

Located in the city centre of Pau, 10 mins walk from the Boulevard de Pyrénées, 5 mins from the market and in immediate proximity to public transport servicing the university, is this one-bedroom apartment for sale offering 59m<sup>2</sup> of living space. Tastefully and thoughtfully renovated, it consists of a 17m<sup>2</sup> living/dining room, a 14m<sup>2</sup> bedroom, 10m<sup>2</sup> kitchen, a 3.5m<sup>2</sup> washroom and a 3m<sup>2</sup> larder.

Perfectly placed in a quiet side street and in immediate walking distance from commerce and services, this

apartment is situated in a quiet and well maintained building with exceptional comfort.

On the ground floor of a five storey building, the apartment has a 4m<sup>2</sup> entrance hall which serves the 17m<sup>2</sup> living and dining room.

To the right, a passageway leads to 14m<sup>2</sup> bedroom with storage cupboard, (sufficiently large to accommodate office space), a washroom (with sink cabinet, walk-in shower with a 160cm base, a mirror with variable brightness and an electric towel-dryer radiator) and a 3m<sup>2</sup> larder.

The length of the passageway has a cupboard with hanging space, adding to the already substantial storage space.

To the left of the entrance hall is a toilet.

Central to the bedroom and living room, the kitchen is brand new with a superb concept and professionally fitted with white goods under a two year guarantee.

The apartment was entirely and tastefully renovated in 2024. You may therefore move straight in with no building work required.

Windows are double glazed with PVC frames. There is wooden parquet flooring. A collective system provides hot water. The building also has underfloor heating assuring a minimum temperature. There are also electric powered Thermor radiators, new and guaranteed. The apartment is classed D for energy efficiency. The Hansgrohe taps are new. The kitchen includes a dish washer, Bosch combined oven, a fridge and hob with fan.

You will be 10 mins from the lovely Boulevard de Pyrenees, 5 mins from university and market, 15 mins from train station, 20 mins from Pau airport, 1h from the coast and from skiing and 2h from Toulouse and Bordeaux.

### Summary

Property type: Bedrooms: Price Apartment 1 €139,000

## **Key Information**

Internal Area:

59 sqm

### **Location: Nouvelle Aquitaine**



## Gallery













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