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Ideal Investment Property

590 000 € [Fees paid by the seller]



- Reference : AF26160
- Number of rooms : 12
- Number of bedrooms : 6
- Living space : 800 m²
- Land size : 2 000 m²
- Local taxes : 2 623 €



Located in a neighbourhood 15 mins from Pau city centre is this ensemble for sale offering 800m² of space including office space, workshops, apartments, outbuildings and studio on a 2000m² plot.

This ensemble has an entrance car park, which can accommodate numerous vehicles, and a pleasant garden.

The 400m² ground floor is divided between office, workshop and garage.

The first floor has a spacious apartment with two terraces, one of which has a superb view of the Pyrenees, grounds and swimming pool.

The spacious entrance and staircase leads to the apartment which has a 95m² dining room with terrace, a 13m² office, 17m² kitchen with terrace, a 9m² larder and a 4m² laundry.

A 43m² landing-corridor serves four bedrooms (two of 12m², 13m² & 14m²), two of which have a bathroom.

The second floor has a grand 160m² space, a 12m² bedroom, a 14m² bedroom and an 8m² bathroom.

There is a 28m² loft.

Attached to the main building is a 40m² apartment which is comprised of a living room, corner kitchen, bedroom and washroom.

Outside, south-facing, are the grounds with relaxation area and swimming pool (to renovate).

Numerous projects could be envisaged: professional office space, apartments...

The building has a recent heat pump heating system.

The property is connected to the sewage mains.

You will be 5 mins from all commerce and services, 15 mins from Pau city centre, 15 mins from Pau airport, 5 mins from motorway access.

ENERGY CONSUMPTION : E (277)

GREENHOUSE GAS : E (61)