



## Aux Portes De Pau Cote Ouest



### Agent Info

Name: David Evans  
Company: Cle France Ltd  
Name:  
Country: United Kingdom  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone: +44 (1440) 820-358  
Languages: English, French  
Website: <https://clefrance.co.uk>

### Listing details

Property for: Sale  
Price: USD 356,866.29

### Location

Country: France  
ZIP code: 64360  
Posted: Apr 30, 2025

### Description:

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

TARSACQ, a 15mn de Pau, vous serez seduit par cette VILLA de plain pied individuelle de 104 m2 habitable construite en 2005 en tres bon etat sur un terrain de 1860m2. La piece de vie lumineuse de 41m2 donnant sur une grande terrasse de 30m2 comprend un salon avec un poele, une salle a manger et une cuisine amenee et entierement equipee. A l'entree, un degagement de 9m2 s'ouvre sur 3 chambres de 12m2 avec placard agence. La salle d'eau refaite en 2021 et la buanderie de 6m2 completent parfaitement ce bien. Un wc independant avec lavabo est fort appreciable. Le chauffage est electrique, le chauffe eau (ballon thermodynamique) est alimente par les panneaux solaires en auto consommation garantissant le confort et l'economie necessaires. Les menuiseries en double vitrage et PVC peaufinent



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cette maison. Un garage pour 2 vehicules est l'atout indispensable et pratique pour toute la famille. Un chalet de 9m2 vous permettra de stocker vos outils de jardinage, vos velos... La vue est degagee et l'environnement promet la conviailaite pour vos moments de detente en plein air. Le petit cabanon de plus 100ans ajoute sa petite note de charme... Venez la decouvrir et imaginez votre vie proche des commodites essentielles et tout pres de Pau.

The department of Pyrenees-Atlantiques is situated in the Aquitaine region of South-West France, it is called Pyrenees-Atlantiques due to its geographical location being bordered by the Atlantic Ocean to the west and the Pyrenees mountains to the South. Given the proximity with Spain, this department has always conserved special economical and cultural links with the neighbouring country.

Pyrenees-Atlantiques included the former provinces of Bearn, Gascony and Guyenne. The southern part of the department forms the homeland for the French Basque community. The Basques have a long tradition in this part of France and this presence is very evident in the local Basque language, history and local culture.

Thanks to quality accommodation and cheap flights to the Pyrenees airports of Pau & Biarritz, the Pyrenees-Atlantiques is increasingly appealing to holidaymakers, nature lovers and property purchasers from France and abroad.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Common**

Lot Size: 1860 sq m



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.887.879

