



## Beautiful Duplex Apartment with Terrace and Garden



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 304,093.45

#### Standort

Land:	Frankreich
Postleitzahl:	64340
Veröffentlicht:	25.03.2024

#### Beschreibung:

**REDUCED in price** - A nice compromise between an apartment and a house, I offer you this beautiful duplex of approximately 63m<sup>2</sup> currently being renovated with its private garden and terrace.

- Ground floor: The 32m<sup>2</sup> living room with its fitted kitchen opens onto the outdoor space with the garden and the terrace.

- Upstairs: two beautiful bedrooms of 10m<sup>2</sup> and 13m<sup>2</sup> with their respective cupboards, bathroom with WC.

A bicycle shelter will also be available.

Quietly located and close to amenities, schools and transport, this completely renovated property is scheduled for delivery in the last quarter of 2023.

More details and information on request.

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



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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)

## **Allgemein**

Schlafzimmer:	2
Badezimmer:	1
Grundstücksgröße:	49 m <sup>2</sup>

## **Zimmerdetails**

Innenausstattung:	Fitted kitchen
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## **Mietbedingungen**

Verfügbar ab:



IMLIX

IMLIX Immobilienmarkt  
<https://www.imlix.com/de/>

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**Kontaktinformation**

IMLIX ID:

IX5.572.723

