

BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

CHARMING MASTER HOUSE IN THE FOOTHILLS OF THE PYRENEES



SELLING PRICE : €892,500

EMAIL : BIARRITZ@BARNES-INTERNATIONAL.COM

SOLE AGENCY

2, place Bellevue
64200 Biarritz



PHONE : +33559510000
biarritz@barnes-international.com

23, Boulevard Victor Hugo
64500 Saint-Jean-de-Luz

278, Avenue du Touring Club
40150 Hossegor

Camino Kalea, 1
20004 San Sebastián

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DESCRIPTION

Pretty bearnaise village house dating from the 18th century with approximately 450m² of living space in good condition with 2 acres of land and a swimming pool.

Many original features including parquet floors and fireplaces mixed with more modern amenities like the contemporary kitchen and bathrooms. The interior is light thanks to large sliding windows and there is a lot of space for guests and a large family.

There are 9 bedrooms and 6 shower/ bathrooms and 2 vaste reception rooms of 90 and 66 m² giving access to the pool or barbecue terraces.

Gas central heating and natural slate roof. Swimming pool (10x4) with a salt filter system and outdoor games area.

Large garden with mature trees and situated close to the ski resort of Gourette.

Possibility for holiday rentals.

FEATURES

Type de bien:	House	Surface:	453.0 m ²	Terrain:	7000.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	12 rooms
NB de chambres:	9 bedrooms	Honoraire à la charge:	to the buyer		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -2kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : A kg CO₂/m².an

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