

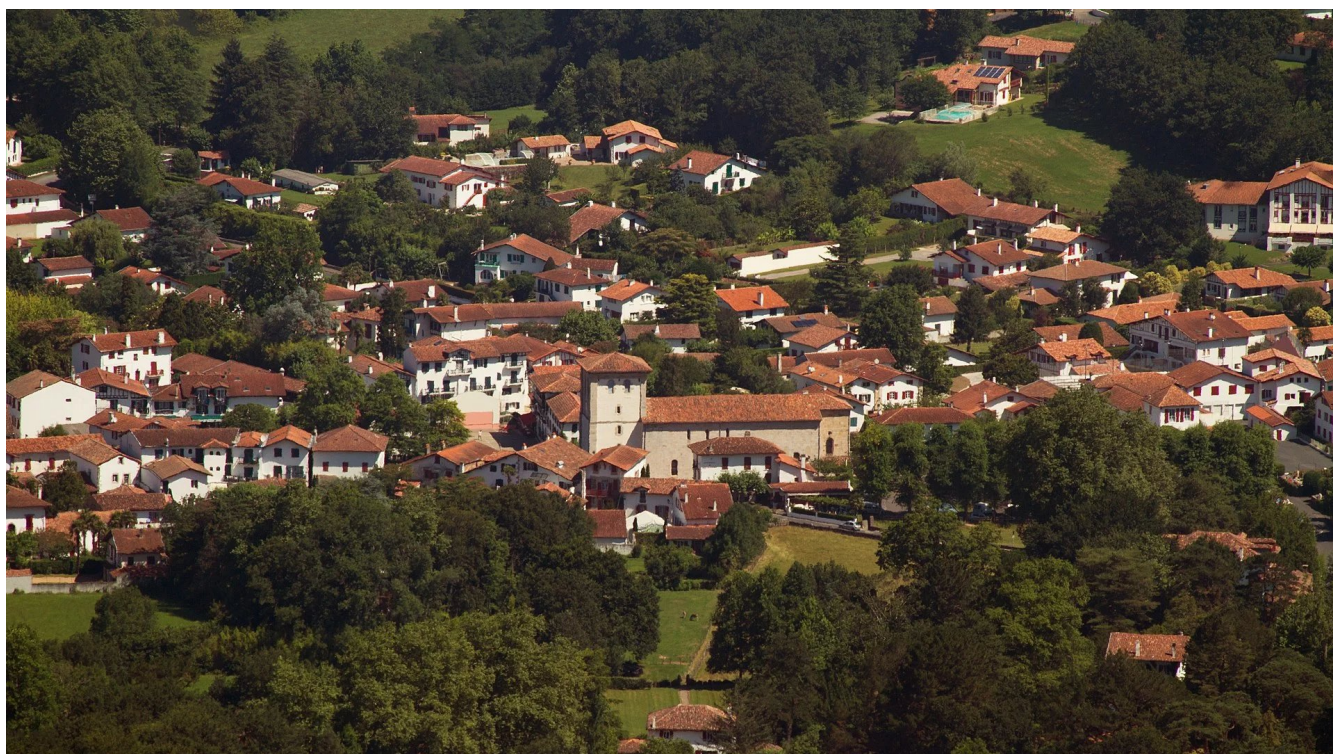
# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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EXCLUSIVITY, ASCAIN, BUILDING LAND OF MORE THAN 1,901 SQ.M.

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SELLING PRICE : €477,000

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SOLE AGENCY

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23, Boulevard Victor Hugo  
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278, Avenue du Touring Club  
40150 Hossegor

Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

Exclusivity. Located 10 minutes walk from the center of the village of Ascain, building land of 1,901 sq.m. benefiting from a building permit free of all appeals. Project for an elegant villa around 220 sq.m. with swimming pool and carport. This will rise on two levels including a large living room of almost 50 m<sup>2</sup> opening onto a south-east facing terrace, a large kitchen, a master suite with bathroom and a storeroom. The garden level consists of 3 bedrooms, 3 bathrooms and an independent studio.

# FEATURES

Type de bien:	Land	Surface:	1901.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	-
NB de chambres:	-	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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : ? Not specified

Indice d'émission de gaz à effet de serre (GES) : ? kg CO<sub>2</sub>/m<sup>2</sup>.an

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