

BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

MAGNIFICENT CHATEAU 30 MINUTES FROM BIARRITZ



SELLING PRICE : €2,200,000

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

Very charming Napoléon III château and guest house in a very good state of repair with approximately 480 m² of living space and only 30 minutes drive from the Basque coast with splendid views of the Pyrenees. 15 main rooms including 9 bedrooms, 7 bath/ shower rooms, 3 reception rooms (including one of 65m²) a dining room, an office, a kitchen and wash room. There are many original features including parquet and terracotta floors, fireplaces, doors and high ceilings.

Oil central heating and wood burning stoves, a slate roof in good condition and a recently installed septic tank.

A magnificent park with with 4 acres of century old trees (oak and plane) and panoramic views of the Pyrenees and the surrounding fields. A lovely swimming-pool (14X6m) with spanish tiles and a tennis court in good condition. Many shrubs, flowers an orchard and a vegetable garden. A guest accommodation with 2 bedrooms and large reception room and a garage complete this exceptional property, only 30 minutes drive from Biarritz and its beaches and 20 minutes from Bayonne. A haven of peace on the edge of a small village. Rare property.

FEATURES

Type de bien:	Castle	Surface:	-	Terrain:	16900.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,901.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	15 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) : F 337kWh/m².year

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

High energy consumption

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