

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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CIBOURE, SUPERB APARTMENT WITH TERRACE AND GARDEN

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SELLING PRICE : €1,900,000

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278, Avenue du Touring Club  
40150 Hossegor

Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

Superb duplex apartment of more than 250 sq.m. located in an old Basque house, renovated in 2019 in the heart of the village of Ciboure. This apartment benefits from a terrace and a private garden.

On 2 levels, it consists of an entrance, two bedrooms with shower room, a living room with kitchen area. Upstairs, a beautiful reception area including a living room, a dining room with kitchen opening onto a large terrace, a second living room giving access to the 4 bedrooms upstairs with 2 shower rooms, a dressing room and an office. Converted attics of 15 sq.m. a double closed garage of 32 sq.m. as well as two cellars of 10 and 11 sq.m. complete this property.

# FEATURES

Type de bien:	Apartment	Surface:	250.0 m <sup>2</sup>	Terrain:	447.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	of the seller and 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) : D 198kWh/m<sup>2</sup>.year

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

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