

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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MASTER HOUSE TO RESTORE SURROUNDED BY VINEYARDS IN THE GERS

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SELLING PRICE : €477,000

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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

Master house dating from 1700 of approximately 350m<sup>2</sup> of living space, 5 minutes drive from st mont and 40 minutes from Pau. This quiet situation facing the Pyrenees will appeal to you with its private drive, vineyards and panoramic views of over 150 kilometers. The habitable space comprises of a large entrance hall, 2 reception rooms with fireplaces, large kitchen, pantry, veranda, office, 4 bedrooms and 2 bathrooms, corridor and landing. The roof is recent but work needed for the electricity, decoration and heating. Large outbuildings (former wine vats) and interior courtyard.

# FEATURES

Type de bien:	House	Surface:	350.0 m <sup>2</sup>	Terrain:	9000.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,680.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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) : A -3kWh/m<sup>2</sup>.year

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

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