

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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LANDES, BEAUTIFUL XVII° CENTURY MANSION ENTIRELY RENOVATED,  
SWIMMING POOL AND OUTBUILDINGS

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SELLING PRICE : €889,976

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SOLE AGENCY

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64200 Biarritz



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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

At the edge of a very peaceful village, this beautiful mansion of the seventeenth century (former convent) is located 15 km from DAX in this hilly part of the Landes that is the Chalosse. On a beautiful wooded land of 2.14 hectares the house has been completely restored in respect of the style and original materials. It has on the ground floor a vestibule, 2 living rooms with fireplaces, a dining room and a kitchen/ dining room very bright extended by 2 rear-kitchens. A suite with dressing room and bathroom completes the layout of this level. On the first floor, 4 spacious bedrooms, 2 bathrooms and a shower room. The second floor offers an important potential with 6 rooms under frames, a large plateau and a dovecote that remain to be developed.

The main house has outbuildings in the Basco-Landais style completely renovated. One features a living room/kitchen, 2 bedrooms and 2 bathrooms, the other a living room/kitchen, 4 bedrooms and 2 bathrooms. A caretaker's accommodation comprising a living room, a kitchen, 3 bedrooms and 2 bathrooms occupies a part of the ground floor of one of the outbuildings. The whole represents about 900 m<sup>2</sup> habitable. Large pool of 13 X 6m with poolhouse, stables for 8 horses and a kennel. Ideal property for a family home, but also for the rental of cottages or bed and breakfast or an equestrian property.

# FEATURES

Type de bien:	House	Surface:	900.0 m <sup>2</sup>	Terrain:	21400.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,900.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	19 rooms
NB de chambres:	5 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 281kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$9,523.00 et \$12,885.00

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