

BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

PRETTY BEARNAIS FARM HOUSE WITH GITE AND SWIMMING- POOL



SELLING PRICE : €792,000

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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

Authentic farm house dating from 1650 of approximately 340 m² of habitable space and nearly 4 acres of garden and meadowland situated in a dominant position facing the Pyrenees. This property restored in 2010 consists of a main house and an annex converted to a holiday rental cottage. The property features 3 reception rooms, 6 bedrooms and 4 bath/ shower rooms, a dining room with fireplace, a wash room and 2 fully equipped kitchens. Oil central heating and natural slate roof. Interior courtyard and parking area.

Very pretty garden with mature oak trees and mountain views, a (12X7) swimming-pool, wood storage area, a well with a pump and a double garage and workshop (70 m²). Ski resort 50 minutes drive and shops 10 minutes drive. Very peaceful surrounding area.

FEATURES

Type de bien:	House	Surface:	346.0 m ²	Terrain:	14533.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,200.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	11 rooms
NB de chambres:	6 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) : E 267kWh/m².year

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

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