

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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BEARN LOVELY CONVERTED BARN WITH VIEWS TOWARDS THE PYRENEES

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SELLING PRICE : Sold

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Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

The converted barn (300m<sup>2</sup>) can be bought independantly or together with the main house to form a magnificent property in an area of preserved nature and in a haven of peace and quiet and allows you to contemplate the mountains of the Pyrenees and jurançon vineyards. The barn includes on the lower floor a large very light living room/ kitchen (72m<sup>2</sup>) with a stone floor, and a large fireplace, a dining room, cellar and a large terrace with incredible views. On the upper floor features an entrance hall, 4 bedrooms, 2 bathrooms, a large office and long corridor serving all the bedrooms. Parquet floors and exposed beams. Oil central heating and double glazing. 8 acres of mainly woodland and 10 minutes drive from the historical fortified town of Navarrenx. DPE: E

# FEATURES

Type de bien:	House	Surface:	300.0 m <sup>2</sup>	Terrain:	30000.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€830.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 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) : D 249kWh/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

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