

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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MAGNIFICENT PROPERTY FACING THE PYRENEES

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SELLING PRICE : €1,095,000

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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

This property is situated in a dominant position in the foothills of the Pyrenees with no noise and an extraordinary panorama from the Pic du Midi de Bigorre to the last mountains of the basque country (150 kms). This property will surprise you by the quality of the renovation and the nature of its preserved environment.

The main house dates from the 17th century, of approximately 160 m<sup>2</sup> of habitable space with stone and parquet floors, fireplaces and a natural slate roof and benefits from a complete restoration between 2009 and 2014. The house includes 3/4 bedrooms, 2 bathrooms and an outdoor washroom.

The outbuilding still has 180 m<sup>2</sup> to exploit and features a reception room (80 m<sup>2</sup>) and an apartment (50 m<sup>2</sup>) with a bedroom, shower room, kitchen and sitting room with a wood stove.

An exceptional wood cabin has been built into a tree with a bedroom, a shower, wc and a terrace next door to a heated outdoor jacuzzi.

A heated swimming -pool (10x4m) and a sauna complete this property and allow one to take full advantage of this haven of tranquility and admire the views of the mountains.

There are nearly 5000 m<sup>2</sup> of gardens and a stable for horses, a vegetable garden, a well, pond and chicken coop. Possibility to rent 1.4 hectares of meadows.

The ski slopes are 40 minutes drive and Pau 30 minutes.

# FEATURES

Type de bien:	House	Surface:	315.0 m <sup>2</sup>	Terrain:	4900.0 m <sup>2</sup>
Charges:	€500.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,307.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 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) : D 235kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$10,000.00 et \$12,000.00

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