

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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NEAR ORTHEZ, PRETTY FARM HOUSE WITH 3 ACRES IN THE BEARN

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SELLING PRICE : Sold

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SOLE AGENCY

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64200 Biarritz



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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

This farm house which dates from the 18 century comprises of approximately 240m<sup>2</sup> of living space in very good condition and a large room of 90 m<sup>2</sup> to convert for any purpose. The house consists of a fully equipped kitchen, dining room with a large fireplace, sitting room, office, laundry room, 4 bedrooms and a bath and shower room. You have in addition a large building (440m<sup>2</sup>) which could serve as as a storage area. There is a large garden and meadow of about 3 acres and views towards the Pyrenees. Swimming-pool ( 9X4), barbecue and interior courtyard with a jacuzzi.

# FEATURES

Type de bien:	House	Surface:	321.0 m <sup>2</sup>	Terrain:	13000.0 m <sup>2</sup>
Charges:	€2,200.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,400.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	4 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) : A 61kWh/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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