

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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GERS, SPLENDID 28-HECTARE PROPERTY IN THE HEART OF MADIRAN

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SELLING PRICE : €2,900,000

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Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

This stunning estate boasts a 900 sqm castle, a 300 sqm annex, and 28 hectares of breathtaking parkland, forests, and pastures, with potential for ten hectares of vineyards. The chateau, a fine example of Gascony design, has undergone gradual evolution throughout history. The tower harks back to the 13th century, while the present configuration dates from the mid-19th century. The property's renovation, finalized in 2017, seamlessly blends traditional and contemporary elements. The top-notch refurbishment showcases the period features and expansive spaces of the chateau. The 12 rooms, spanning three levels, are all fitted with en-suite bathrooms. The annex has been converted into a space for receptions and art exhibitions, offering the chance to host a wide range of cultural events. Beautifully maintained grounds, terraces, and a heated pool complete this picturesque haven. The property presents the potential to create a bed and breakfast or boutique hotel. Pau airport and TGV station are a mere 45-minute drive away.

# FEATURES

Type de bien:	Castle	Surface:	900.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€8,655.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	17 rooms
NB de chambres:	12 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) : C 121kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$4,980.00 et \$6,790.00

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