

BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

SAINT ANDRÉ DE SEIGNANX, 20 MINUTES FROM THE OCEAN, MILL HOUSE



SELLING PRICE : €1,270,000

EMAIL : BIARRITZ@BARNES-INTERNATIONAL.COM

2, place Bellevue
64200 Biarritz



PHONE : 05 59 51 00 00
biarritz@barnes-international.com

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

Very pretty mill house dating from the 17th century set in 12 acres of garden and woodland. Water lovers can take advantage of 2 spas, a swimming-pool, a stream and 2 ponds at only 5 minutes distance from the shops.

The mill house features 2 sitting rooms, a fully equipped kitchen, a wash room and wine cellar, a dining room, 4 bedrooms and 4 bathrooms and a fitness room. In addition a studio and a workshop and several terraces to admire the surrounding nature. Many tree varieties including oak, plane, willow, palm, fruit and banana. Walks possible in private paths of the woodland. A rare property in the area.

FEATURES

Type de bien:	House	Surface:	240.0 m ²	Terrain:	50000.0 m ²
Charges:	€3,000.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€450.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 207kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,000.00 et \$2,500.00

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