

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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SAINT JEAN DE LUZ, SOUTH-FACING APARTMENT WITH MOUNTAINS VIEW

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SELLING PRICE : €790,000

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278, Avenue du Touring Club  
40150 Hossegor

Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

Located on the top floor of a luxury residence with shared swimming pool, magnificent duplex apartment with a surface area of 108 sq.m. offering a panoramic view of the mountains from its south-facing terrace. It includes an entrance, a living room with fireplace with terrace access, an equipped kitchen, a dining room and a bedroom with bathroom. Upstairs a large master suite with bathroom. Possibility of creating an additional bedroom. A garage box and a parking space complete this property. Electric stair lift to access the upper floor of the apartment.

# FEATURES

Type de bien:	Apartment	Surface:	108.0 m <sup>2</sup>	Terrain:	-
Charges:	€230.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,352.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	2 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) : E 311kWh/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

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