

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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AUTHENTIC 17TH CENTURY FARMHOUSE CONVERTED FOR B&B WITH 8 ACRES OF LAND

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SELLING PRICE : €1,166,000

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SOLE AGENCY



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64500 Saint-Jean-de-Luz

278, Avenue du Touring Club  
40150 Hossegor

Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

An hours drive inland from the Basque coast, this lovely farmhouse with approximately 480m<sup>2</sup> of habitable space in very peaceful countryside is situated on the edge of a village on the St James way. B&B is the main activity today but the property could also serve as a private residence for a family looking for nature and keeping animals. The main house consists of a large living area 120m<sup>2</sup> with full equipped kitchen and fireplace, 7 bedrooms and shower rooms, a garage and car port, wash room, vast attic area and wine cellar. Heating with solar panels and heat pump. Pretty garden with vegetable garden and a heated swimming pool with jacuzzi. Meadows for sheep or horses and many century old chestnut and oak trees.

# FEATURES

Type de bien:	House	Surface:	480.0 m <sup>2</sup>	Terrain:	33000.0 m <sup>2</sup>
Charges:	€7,000.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,780.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	11 rooms
NB de chambres:	7 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 111kWh/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 \$2,800.00 et \$3,800.00

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