

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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SEIGNOSSE, CHARMING PROPERTY BY THE WHITE POND

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SELLING PRICE : €1,575,000

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278, Avenue du Touring Club  
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Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

This authentic Landaise farmhouse consists of a 140 m<sup>2</sup> residential house, two barns to renovate, an annex, and horse stables.

The property benefits from private access to naturally protected pond and is situated on three hectares of land with a mature garden.

The main house features a spacious living/dining room, a separate kitchen, two bedrooms, a bathroom, a toilet, and a mezzanine. The independent annex houses a boiler room, a laundry room, and a pantry. The property also includes a large terrace and swimming pool that requires renovation.

# FEATURES

Type de bien:	House	Surface:	140.0 m <sup>2</sup>	Terrain:	29123.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,125.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 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 259kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$1,820.00 et \$2,520.00

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