

BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

MAGNIFICENT FARMHOUSE TO RESTORE UNIQUE IN THE ASPE VALLEY
BEARN



SELLING PRICE : €371,000

EMAIL : BIARRITZ@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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64200 Biarritz



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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 lovely farmhouse which dates from the 17th century with an outbuilding to be restored with 150m² of living space (380 m² possible) near to a village. The property is connected to electricity and main water and access is by a communal and private way to arrive on a plateau at 550m altitude. The views are panoramic southwards towards the Spanish border and north to the Pic d'Anie and no neighbours in this haven of peace and quiet.

The land which belongs to the property is 2500m².

Works have started on the main house (new floors, electricity and plumbing) to create a kitchen /sitting room, 4 bedrooms and shower rooms on 2 floors and the slate roof is in good condition. The outbuilding with 230m² on 2 floors gives the possibility to create an extra living space

The ski pistes of Candanchu and the Col du Somport on the border are 20 minutes drive. Oloron with its hospital and supermarkets are 30 minutes and the shops of Bedous 10 minutes drive.

Nearby it is possible to exercise several outdoor activities such as skiing, rafting, parachuting, walking and mountain climbing. The famous train station of Canfranc is 20 minutes drive with a brand new hotel and restaurants.

This project will interest people with a certain budget to realise a property of their dreams.

FEATURES

Type de bien:	House	Surface:	150.0 m ²	Terrain:	2500.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€156.00
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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -1kWh/m².year

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

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