

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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MASTER HOUSE IN A LANDES VILLAGE

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SELLING PRICE : €371,000

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SOLE AGENCY

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23, Boulevard Victor Hugo  
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278, Avenue du Touring Club  
40150 Hossegor

Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

Master house to renovate dating from 1800 and approximately 300 m<sup>2</sup> of living space.

Lovely original features including fireplaces, terracotta tiles and parquet floors, but it is necessary to install a central heating system and partly redo the electrics and modernise the bathrooms. In the main house there are 4 bedrooms, a kitchen with a large fireplace, a sitting and dining room and outside 7500m<sup>2</sup> of meadowland and gardens. A large outbuilding with 200m<sup>2</sup> of ground floor space can be converted. Shops 5 minutes drive and the Landes beaches 50 minutes drive away.

# FEATURES

Type de bien:	House	Surface:	-	Terrain:	7500.0 m <sup>2</sup>
Charges:	€1,000.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,464.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

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

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