

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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40 MINUTES TO HOSSEGOR, SUPERB GUEST HOUSE BY THE WATER

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SELLING PRICE : €3,950,000

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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

Located in Hastingués, a haven of peace, beautiful charming property of 770 m<sup>2</sup>, in a very peaceful area, with a dominant and unobstructed views. It features a guest house part welcoming today 15 people, with a kitchen adapted for private chefs, another part with a personal house, and a magnificent space that can be dedicated to yoga retreats, weddings.. massage and/or meeting rooms, artist's studio and boutique... The property has been renovated and furnished with high quality materials, including ecological ones, allowing European eco-labels. Vegetable gardens. Quarry. Parking spaces. Great development opportunities. The activity can be run immediately with almost complete booking book.

# FEATURES

Type de bien:	House	Surface:	770.0 m <sup>2</sup>	Terrain:	66740.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	-
NB de chambres:	-	Honoraire à la charge:	from the seller		

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 57kWh/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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