

BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

ORX, CHARMING PROPERTY 15 MINUTES FROM THE OCEAN



SELLING PRICE : €1,150,000

EMAIL : HOSSEGOR@BARNES-INTERNATIONAL.COM

SOLE AGENCY

2, place Bellevue
64200 Biarritz



PHONE : +33558717714
hossegor@barnes-international.com

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

This stunning family home offers 360 m² of living space (over 500 m² in total) and is ideally situated in a peaceful, private setting within a wooded park of approximately 6000 m².

Ground Floor: Entrance hall, Study, Two reception rooms, Dining room, Kitchen, Bedroom, Shower room, WC, Summer dining room, Playroom, Utility room, Pantry/cellar/utility area

First Floor: Landing, Five bedrooms, Two bathrooms with showers, WC, Large attic space with potential for conversion

The property boasts a beautiful wooded park, an outbuilding, and a garage. Additionally, 5000 m² of the land is zoned for development, allowing for potential expansion or new construction projects. Some renovation work is required to fully realize the potential of this exceptional property.

25 km from Biarritz International Airport and 18 km from Bayonne TGV train station.

FEATURES

Type de bien:	House	Surface:	350.0 m ²	Terrain:	6029.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,266.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	12 rooms
NB de chambres:	6 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) : C 174kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$6,160.00 et \$8,390.00

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