

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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LOVELY MASTER HOUSE IN THE BEARN WITH SWIMMING POOL

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SELLING PRICE : €795,000

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40150 Hossegor

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20004 San Sebastián

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## DESCRIPTION

Near Orthez, master house of 400 m<sup>2</sup> of living space in very good condition and approximately 7 acres of garden and meadowland. The property is in a dominant position with views to the Pyrenees.

The main house comprises of a large sitting room ( 60m<sup>2</sup>) with a fireplace and cathedral ceiling, a dining area, fully equipped kitchen, a laundry room, a large office, 6 bedrooms and 4 bathrooms; Double garage, a workshop, wine cellar and sauna. Central heating with pellets and double glazing.

The outside consists of a pretty garden with many flowers and bushes, century old oak trees, palm trees, 2 stone terraces, a meadow, and a small wood . A swimming pool (10X5m) and pergola complete this property which certainly has charm and peaceful surroundings.

Main shops, a hospital and TGV 10 minutes drive and bakers 5 minutes. Ski resorts 75 minutes drive and beaches 55 minutes drive.

# FEATURES

Type de bien:	House	Surface:	400.0 m <sup>2</sup>	Terrain:	25000.0 m <sup>2</sup>
Charges:	€3,000.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,866.00
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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 179kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$3,100.00 et \$4,500.00

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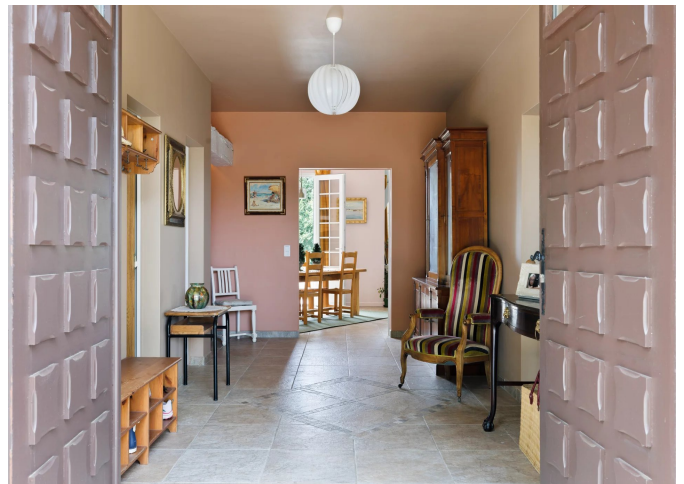
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