

BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

MAGNIFICENT BEARN PROPERTY 20 MINUTES FROM PAU



SELLING PRICE : €1,290,000

EMAIL : BIARRITZ@BARNES-INTERNATIONAL.COM

SOLE AGENCY

2, place Bellevue
64200 Biarritz



PHONE : +33559510000
biarritz@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

Authentic 18th century property with 3 habitable buildings (around 600m² habitable space, 1000 m² possible) and 2 outbuildings having conserved all their original features, set in over 3 hectares of land in very peaceful surroundings.

A private drive leads to the main buildings and immediately one is seduced by the charm of the place with stone buildings, two court yards and a natural and splendid environment.

The main house comprises of an enormous kitchen/ dining room with two large fireplaces and fully equipped kitchen, exposed beams and parquet floor. The main sitting room (72m²) is east facing with parquet floor, a stove and exposed stone and beams and in addition there is a room with bread oven, an entrance hall and first floor, 2 toilets, 4 bedrooms, 2 bathrooms and a huge attic.

A guest house includes a kitchen, a terrace, a sitting room, 3 bedrooms and a bathroom (with all technical necessities available for a possible refreshment).

A large games room, a storage room and a large office complete the habitable space. There is gas and ground floor central heating in the main house.

2 large outbuildings with new roofs can be converted into further accommodation.

Lovely interior courtyards with stone arched entrances.

The back entrance leads to a wonderful heated swimming pool area with a salt filtration system and stone surround.

The land of over 3 hectares comprises of a large orchard, meadow and woodland, a stream and water source and a lovely garden with hydrangeas, oleanders, roses, palm and oak trees.

Set against the Pyrenees and Northern-Spain, with shops 10 minutes drive away, ski slopes and the Basque coast 1.15 hour drive, and Pau airport 25 minutes.

Besides its use as private lodging, many commercial possibilities for this exceptional property exist, including B&B, holiday rentals, horse keeping and weddings.

FEATURES

Type de bien:	House	Surface:	600.0 m ²	Terrain:	30700.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,030.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	-
NB de chambres:	8 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 -2kWh/m².year

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

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