

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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SAINT JEAN DE LUZ, DUPLEX APARTMENT OF 143 M<sup>2</sup>

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SELLING PRICE : €1,450,000

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64500 Saint-Jean-de-Luz

278, Avenue du Touring Club  
40150 Hossegor

Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

Located in the historic heart of Saint Jean de Luz, just a few minutes from the beach and the shops, on the top floor in a typical Luzian house, a duplex apartment of 146 m<sup>2</sup>.

The apartment is composed on the first level of an entrance, a large south-facing living room with a view of the roofs and mountains, a dining room, an open kitchen, a spacious bedroom with dressing room and a complete bathroom. On the second level, 2 adjoining bedrooms, an office-library area, a TV room area, a sleeping area and a bathroom.

A storeroom completes this property.

An elevator installation is underway.

## FEATURES

Type de bien:	Apartment	Surface:	143.0 m <sup>2</sup>	Terrain:	-
Charges:	€1,146.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,380.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	-	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) : D 194kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : B kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$1,660.00 et \$2,320.00

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