

BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

Landes - Maison de maître, 8 chambres, à 30 minutes des plages, au coeur d'un village,



SELLING PRICE : €950,000

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64200 Biarritz



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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

Located in the middle of a charming village of Les Landes, on the west side of the A63 turnpike, and 30 minutes away from the fine sand beaches, this important old house overlooks the village and enjoys a pretty view on the surrounding landscape. It was built in 1884 on a 500 acres piece of land and has a living surface of 550 sq meters on three levels plus basement (which is not included). It shows 19th century features like wooden floor, decorated cement tiles and marble fire places.

The ground floor comprises with an entrance hall giving access to the staircase, to a small library, a bigger living room, a dining room, the kitchen with a back kitchen, plus a big bedroom with bath. Each room enjoys bright light coming from two windows.

First floor comprises with five bedrooms and two bathrooms.

Second floor has two bedrooms with sinks plus four smaller servants bedrooms.

In the basement is a laundry, an office, a big playroom, a wine cellar and a wood cellar.

Outside the house is a side building which includes a two cars garage plus a two rooms not lived in lodge.

Easy to live in thanks to its location in the village and not far from the beach and from all the leisure activities (bicycle, golf, canoeing, horse riding etc...) this house is ideal for holiday family house but also for a B&B activity.

FEATURES

Type de bien:	House	Surface:	550.0 m ²	Terrain:	4800.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	11 rooms
NB de chambres:	6 bedrooms	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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 220kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$8,600.00 et \$11,700.00

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