

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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LOVELY BASQUE FARMHOUSE WITH SWIMMING POOL NEAR ST JAMES WAY

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SELLING PRICE : €840,000

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SOLE AGENCY

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64200 Biarritz



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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

Traditional basque house dating from the 18th century with approximately 360 m<sup>2</sup> of habitable living space in very good condition and restored in 2008. This house has retained many of its original features including fireplaces, parquet floors, doors and exposed beams.

The main house comprises 2 sitting rooms including one with a fireplace and stove, a rest room, a fully equipped kitchen, 2 offices, wash room, 7 bedrooms and 6 bath/shower rooms.

There is a large 70 m<sup>2</sup> garage with the boiler and work and storage space.

Outside a car port and parking area. The garden of an acre of land is full of varieties of trees and shrubs including catalpas, lime trees, lagerstroemias, italien populars, cypressus, hydrangeas and roses. A swimming pool completes this property in completely peaceful surroundings and no neighbours at the end of a cul de sac.

The St James way is 1 kilometer away with its chapelle and spectacular views of the Pyrenees.

Possibility to recuperate rain water and reversible air conditioning. 8 minutes drive to all shops and hospital at St Palais with its market. Possibility for B&B. Biarritz and beaches 1 hours drive.

# FEATURES

Type de bien:	House	Surface:	360.0 m <sup>2</sup>	Terrain:	3842.0 m <sup>2</sup>
Charges:	€3,000.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,200.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	7 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) : A -2kWh/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 \$1,600.00 et \$2,500.00

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