

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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SAINT PEE SUR NIVELLE, HOUSE WITH SWIMMING POOL

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SELLING PRICE : €1,145,000

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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 near Saint Jean de Luz, surrounded by greenery, house in very good condition of approx. 170 sq.m. with swimming pool. Land of 2,082 sq.m. with pool house offering views of the mountains and countryside. First floor: entrance hall, living room with open-plan kitchen opening onto terrace and garden, two bedrooms, shower room and storeroom. The 1st floor features a master suite with dressing room and shower room, as well as two bedrooms and a bathroom. An 80 m<sup>2</sup> basement with garage completes this property.

# FEATURES

Type de bien:	House	Surface:	170.0 m <sup>2</sup>	Terrain:	2082.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,619.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	-
NB de chambres:	5 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) : B 94kWh/m<sup>2</sup>.year

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

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