

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

SARA, RENOVATED FARMHOUSE OF APPROXIMATELY 650 M<sup>2</sup> WITH MOUNTAINS VIEWS

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SELLING PRICE : €2,950,000

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40150 Hossegor

Camino Kalea, 1  
20004 San Sebastián

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## DESCRIPTION

Located in a dominant position, on a plot of 10,556 m<sup>2</sup>, house of approximately 650 m<sup>2</sup> offering a panoramic view of the Basque mountains. Quietly located, just a few minutes from the town of Sare, it benefits from beautiful outdoor spaces with swimming pool, summer kitchen, carport and a beautiful workshop. Renovated around ten years ago, the house is divided into two levels. On the garden level, an entrance opening onto a reception area with stove, bar and billiards table, a laundry room, a second living room area with fireplace, an open kitchen, a dining room and a bedroom with bathroom. Upstairs, an east-facing suite with bathroom, 4 bedrooms, 2 shower rooms and an office.

A space of approximately 80 m<sup>2</sup> is also available and can be transformed.

# FEATURES

Type de bien:	House	Surface:	-	Terrain:	10000.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	12 rooms
NB de chambres:	6 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) : C 135kWh/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

Estimated amount of annual energy expenditure for standard use: \$9,108.70

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