

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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URRUGNE, EXCEPTIONAL PROPERTY WITH LAND OF MORE THAN 7.5 HA

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SELLING PRICE : €5,300,000

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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 just a few minutes from the town center of Saint Jean de Luz and its beaches, this rare property, dating from 1850, is surrounded by an area of 7.7 hectares in one piece and without easements, made up of wood, orchards and a stable.

Main house of approximately 750 m<sup>2</sup> of living space with elevator and 6 suites, guest house of approximately 180 m<sup>2</sup> with 4 bedrooms.

In annexes, 2 garages, an old chapel transformed into a cider house as well as a stable with 10 boxes and a quarry.

13 x 6m swimming pool as well as a large pool house perfectly complete the property.

The zoning is agricultural and therefore unbuildable except for agricultural needs if a farm was created.

# FEATURES

Type de bien:	House	Surface:	750.0 m <sup>2</sup>	Terrain:	77370.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	18 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) : ? Not specified

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

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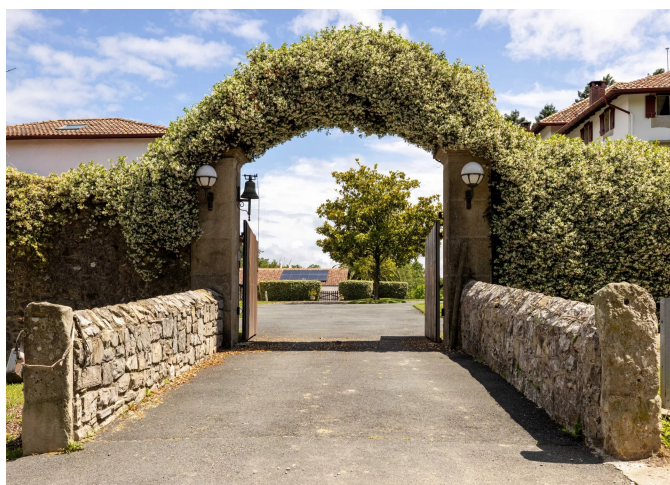
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