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## 6ha Property View Pyrenees

**420 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26938
- Numero di stanze : 8
- Numero di camere da letto : 6
- Superficie abitabile : 170 m<sup>2</sup>
- Superficie del terreno : 68 000 m<sup>2</sup>
- Imposta patrimoniale : 160 €



Located in the Basque Country 15 mins from Saint Palais and one hour from Biarritz is this 19th Century property for sale offering 170m<sup>2</sup> of space with a magnificent view of the Basque mountains. It has a kitchen with fireplace, dining room, washroom, toilet and 6 upstairs bedrooms as well as numerous outbuildings on six hectares of land.

The entrance leads directly into the 21m<sup>2</sup> kitchen with its lovely fireplace as well as a 5.6m<sup>2</sup> larder and 4.25m<sup>2</sup> washroom.

A spacious 30m<sup>2</sup> living room which looks onto an orchard completes this floor.

The upper floor has a 19m<sup>2</sup> corridor serving six bedrooms (9m<sup>2</sup>, 10m<sup>2</sup>, two of 12m<sup>2</sup>, 15m<sup>2</sup> & 16m<sup>2</sup>) each which splendid flooring.

This property is in good condition and will require no work before moving in.

Windows are double glazed. The tile roof is in good condition. A heat pump system provides heating. The property has an individual sewage system not up to current codes.

Outside you will have an open view of the mountains.

This property stretched to over 6 hectares surrounding the house.

There is an ensemble of over 250m<sup>2</sup> of outbuildings including a barn, a bakehouse, stable, shed, pigsty,

henhouse...perfect for numerous projects.

It is possible to divide the agricultural land or benefit from renting it.

You will be 10 mins from commerce and services, 1h from Biarritz and from Spain and from skiing.

A rare opportunity for lovers of the charm of old, tranquility and open spaces.

**CONSUMO ENERGETICO : D (188)**

**GAS SERRA : A (5)**