

Appartement Lège-Cap-Ferret 80 m<sup>2</sup>

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PRIX DE VENTE : 498 000 €

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## DESCRIPTION

In the heart of the intimate village of Les Jacquets on the Cap-Ferret Peninsula, discover this charming apartment ideally located just 200 meters from the bay and its oyster huts.

With a surface area of 90 m<sup>2</sup> over 2 levels, the apartment offers independent access via a private garden, planted and equipped with an outdoor shower—perfect after a day at the beach—and a shed for storing bicycles and leisure equipment.

The apartment features a functional layout that can be redesigned to enhance the volumes.

From the ground-floor entrance, a staircase leads to a bright living area and dedicated spaces: dining room, lounge, and a semi-open fully fitted and equipped kitchen.

Two bedrooms (one on a mezzanine) and a separate dormitory, along with a bathroom, complete this floor, allowing up to 8 sleeping spaces.

This property is ideal as a rental investment or a pied-à-terre in this privileged environment!

Co-ownership of 2 main residential lots

Co-ownership fees: €80/year

No ongoing legal proceedings.

Carrez Law surface area: 80 m<sup>2</sup>

Energy performance: DPE F (343) / GES C (13)

Estimated annual energy costs: €2,527–€3,419

Sale price: €498,000 (agency fees included)

Agency fees of €18,000 are payable by the buyer.

For further information, please contact Céline HARTENSTEIN,  
Independent Sales Agent

RSAC No. 987 559 929 — RCP No. 127 100 479

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Information regarding the risks to which this property is exposed is available upon request or on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Appartement	Surface :	80.0 m <sup>2</sup>	NB de pièces :	3 rooms
NB de chambres :	2 bedrooms				

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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)

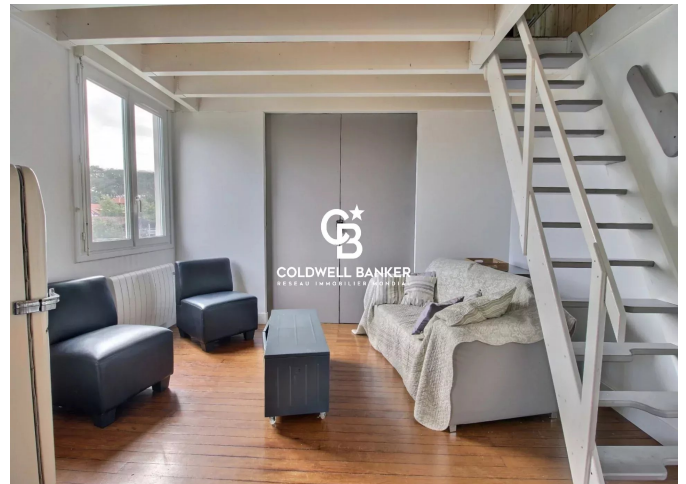
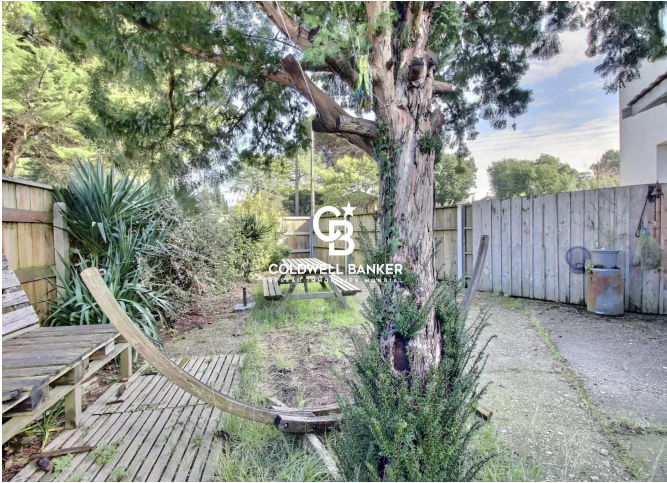
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 343

Indice d'émission de gaz à effet de serre (GES) : C 13



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