

Appartement Lège-Cap-Ferret 41 m<sup>2</sup>

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PRIX DE VENTE : 560 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

Coldwell Banker Bordeaux presents this superb apartment with an exceptional location in the heart of Cap Ferret.

Just a few steps from the beach, ferry terminal, and shops, this rare gem offers a breathtaking panoramic view of the Arcachon Bay from every room—a view that will captivate you the moment you arrive.

Bathed in natural light, this top-floor apartment features a spacious, cross-through living area, a fully equipped open kitchen, a shower room, and one bedroom that opens onto a balcony—perfect for breakfast with an unforgettable view of the water.

Whether you're looking for a charming family retreat or a high-quality investment, this property is sure to win your heart.

A private parking space in a secure residence completes this quality offering.

Key features:

- Co-ownership of 21 units (no ongoing legal proceedings)
- Carrez surface: 40.71 m<sup>2</sup>
- Annual charges: €630
- DPE: E (301) / GES: B (9)
- Estimated annual energy costs: between €780 and €1,090
- Fees paid by the seller

For more information or to schedule a visit, contact Mme Alexandra ARNAUD

Independent Sales Agent

RSAC: 880 872 122 / RCP: 127 100 479

Risk information available at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

See all our listings at IMMOBA.

## CARACTÉRISTIQUES

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Type de bien :	Appartement	Surface :	41.0 m <sup>2</sup>	NB de pièces :	2 rooms
NB de chambres :	1 bedroom				

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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)

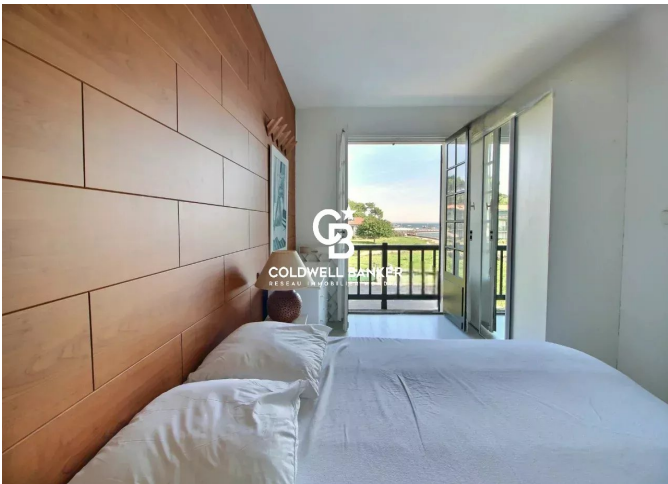
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 301

Indice d'émission de gaz à effet de serre (GES) : B 9



**COLDWELL BANKER**  
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