COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 188 m²



SALE PRICE : 1 195 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

182 boulevard de la République
France, 33510, Andernos-les-Bains

PHONE : +33556269214
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty – Agence d'Andernos-les-Bains propose in a peaceful residential neighborhood of Lège-Cap-Ferret, offering a lifestyle where everything can be reached on foot or by bike, this stunning 188 m2 timber frame villa built in 2018 (under structural warranty) sits on a beautifully landscaped 1 104 m2 private plot with a salt-water swimming pool.

Designed entirely on a single level, the property blends authentic local style with high-end modern comforts.

The heart of the home features a light-filled living room with soaring cathedral ceilings and a glass-railing mezzanine. The open-plan fitted kitchen opens directly onto an East-facing terrace, ideal for breakfast in the sun. An entrance hall with storage, a guest WC, and a laundry room complete the living space.

The single-story sleeping quarters are cleverly split into two separate wings for total privacy:
The primary suite includes an en-suite shower room with WC, direct access to the pool deck and outdoor lounges, alongside a second bedroom.
The second wing offers two guest bedrooms and a full bathroom with bath, shower, and WC.

Outside, the fully enclosed garden boasts wooden terraces, a plancha dining area, automatic irrigation fed by a private well, and a dedicated outdoor shower room with WC for post-swim convenience.

An 2 m2 garage plus multiple parking spaces complete this exceptional property.

Underfloor heating powered by a heat pump provides outstanding energy efficiency.

DPE: A (47.4 kWh/m2/year) – GES: A (1 kgCO2/m2/year)

Estimated annual energy costs: €880 to €1 210

Price: €1,195,000 agency fees included (seller's charge)

Information on risks available at: www.georisques.gouv.fr

Contact: Florence BESSONNEAU – RSAC 883 917 106 – RCP 057 160 041 0002

IMMOBA.FR

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FEATURES

Property type:	House	Area:	188.0 m²	Property tax:	€2.00
Number of rooms:	7 rooms	Number of bedrooms:	4 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 47

Greenhouse gas emissions (GHG) index: A 1

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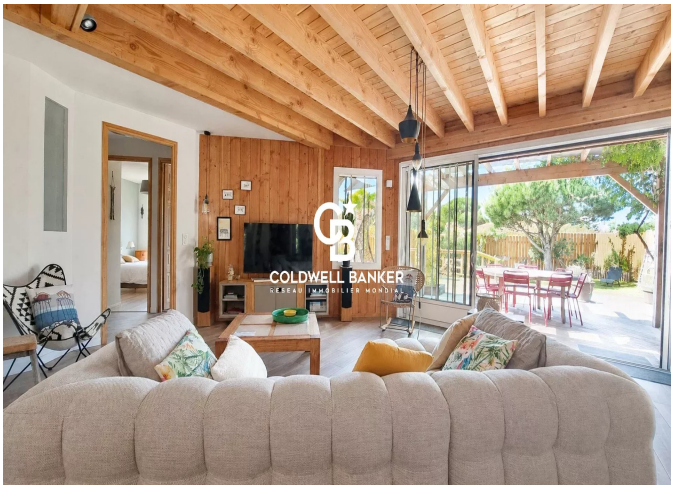



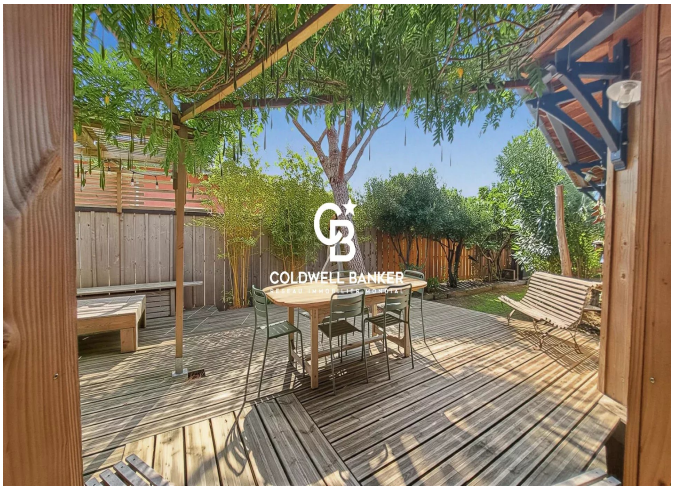



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