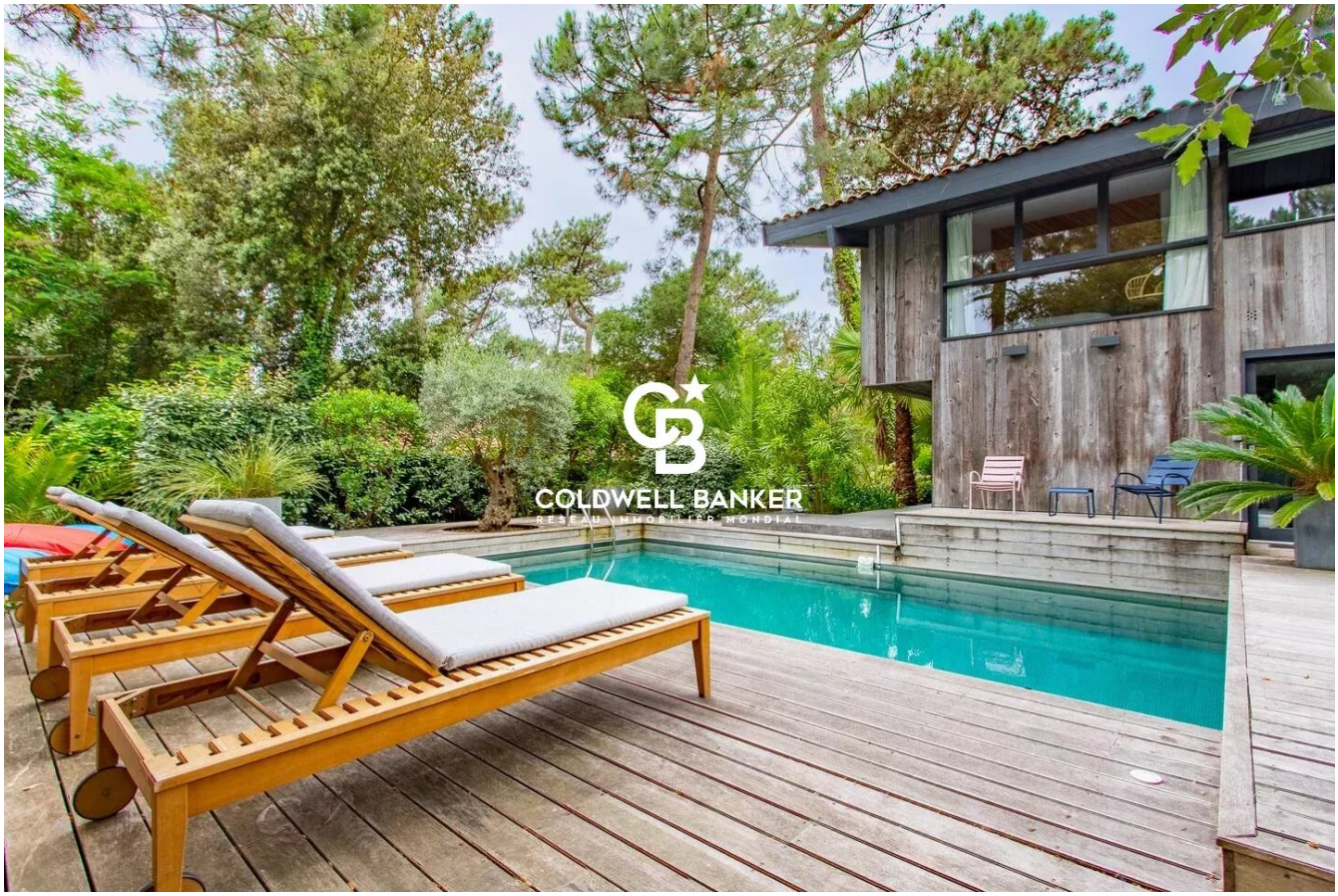
COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 190 m²



SALE PRICE : 2 787 200 €

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

In a privileged and discreet setting, on the heights above the village of L'Herbe on the Cap Ferret Peninsula, discover this remarkable 1970s architect-designed home, conceived around natural light, its surroundings and the unique Cap Ferret lifestyle.

Offering over 200 sqm of living space, complemented by a basement of approximately 70 sqm, the property immediately stands out for its distinctive architecture, generous volumes and extensive use of timber, creating an atmosphere that is both warm and resolutely contemporary.

The ground floor is centred around a spectacular 70 sqm living area, where the lounge, dining room and kitchen flow seamlessly into one another. Large floor-to-ceiling windows extend the living spaces onto the terraces and garden, while the impressive fireplace and soaring ceiling heights give the room its unique character. Two bedrooms, including an independent sleeping area of approximately 20 sqm, complete this level.

Upstairs, three bedrooms are arranged around a spacious 20 sqm landing, a genuine relaxation area overlooking the architecture of the house. This level includes two bedrooms sharing a shower room, as well as a master suite with its own bathroom.

Outside, the property is set within a beautifully landscaped 1,082 sqm plot, completely sheltered from view. Two terraces of approximately 50 sqm and 20 sqm surround a heated swimming pool, nestled within the lush vegetation so characteristic of the peninsula. A pétanque court completes this outdoor setting, designed to make the most of sunny days and the relaxed Cap Ferret lifestyle.

The approximately 70 sqm basement includes a garage and offers further development potential, with the possibility of creating an independent space of approximately 20 sqm.

An exceptional property not to be missed.

Just a few minutes from the Atlantic Ocean beaches, the village of L'Herbe, cycle paths and local shops, this distinctive family home combines architectural character, generous proportions, privacy and a highly sought-after location on the Cap Ferret Peninsula.

Sale price: €2,787,200 including agency fees
Net seller price: €2,680,000
Agency fees: €107,200 including VAT, representing 4% of the net seller price, payable by the buyer.

Energy Performance Certificate
(DPE): D (181) - GES D (43)
Estimated annual energy costs: between €3 860 and € 5 310 per year

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

For further information or to arrange a viewing, please contact Johann Urvoy.

Professional liability insurance (RCP): 8054626 / CA03300AY
Trade and Companies Register (RSAC): 491 915 625

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FEATURES

Property type:	House	Area:	190.0 m²	Property tax:	€3.00
Number of rooms:	7 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 181

Greenhouse gas emissions (GHG) index: D 43

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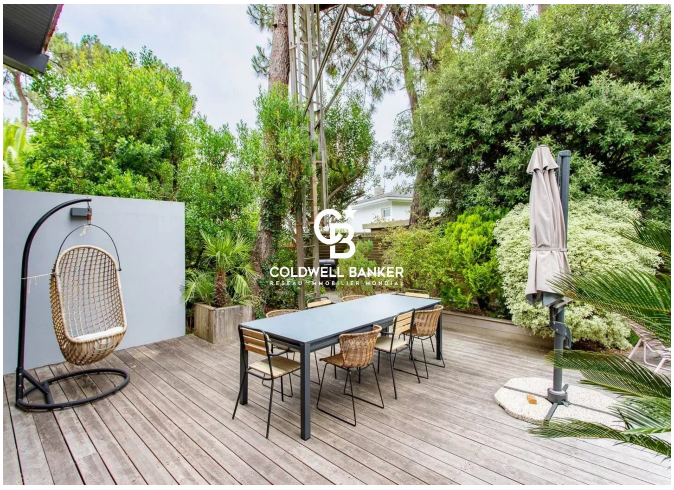







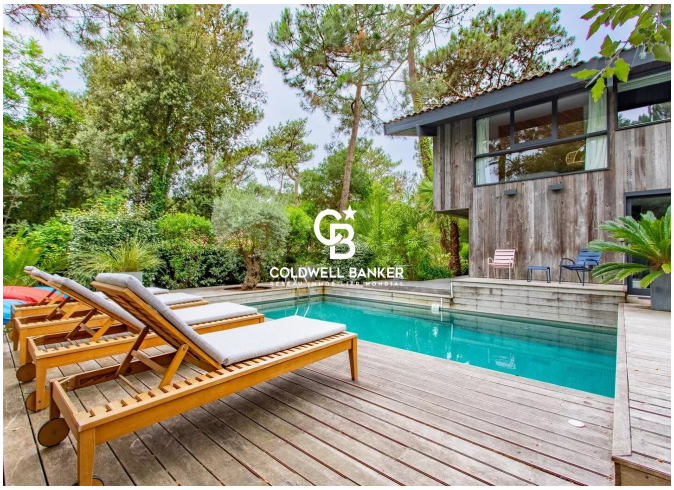



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