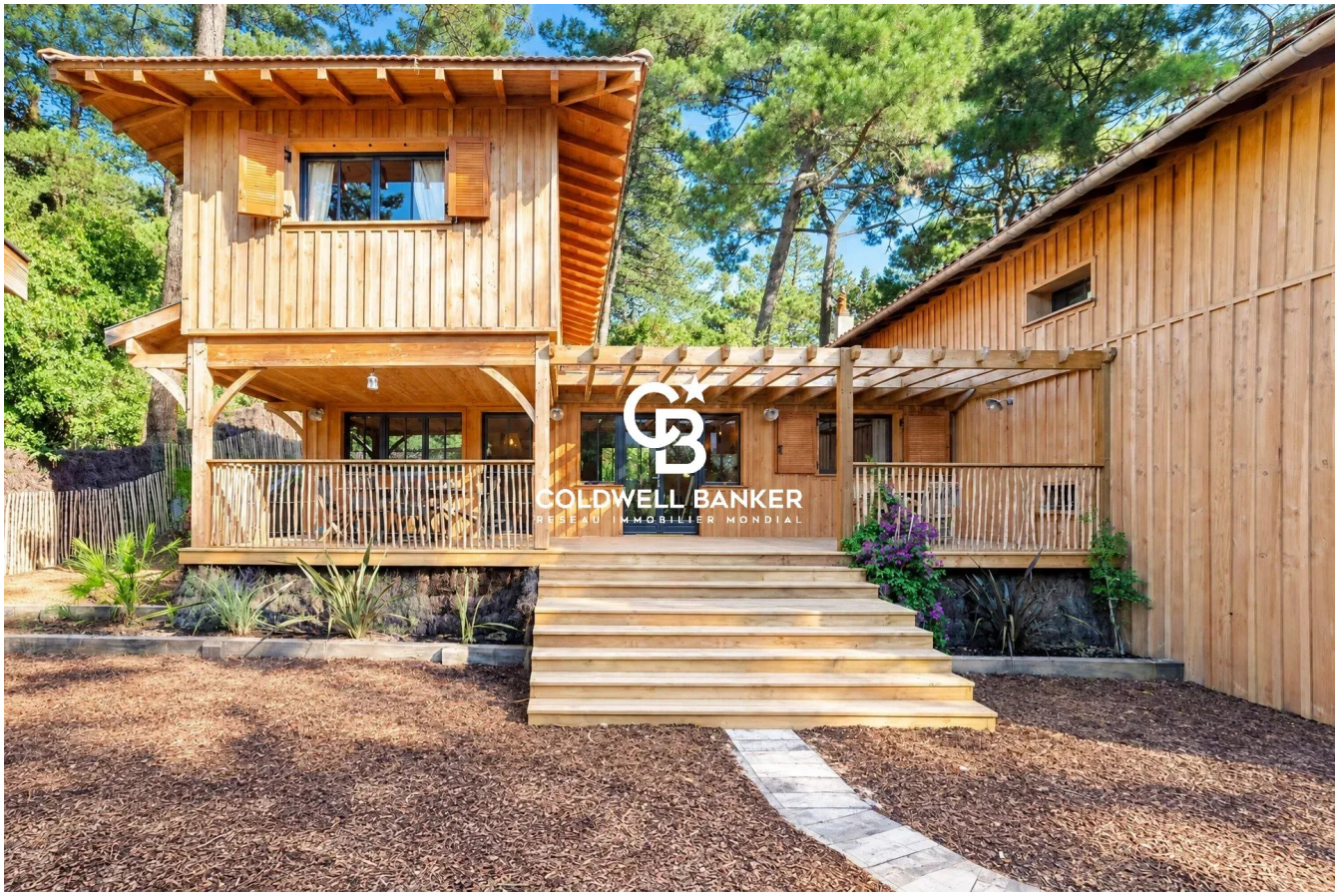
COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 202 m²



SALE PRICE : 2 890 000 €

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DESCRIPTION

Coldwell Banker Immoba Realty is pleased to present this property in Piraillan, close to the reservoirs and on the edge of the village of Le Canon. The property comprises two independent houses set on a single 907 sqm plot, offered for sale exclusively as one lot.

Located in the highly sought-after natural surroundings of the Cap Ferret Peninsula, this property offers a rare opportunity, equally suited to a family project, a second home or a long-term property investment.

Two Houses with Complementary Features

First House – Wooden Villa, approximately 120 sqm in total

The main house offers approximately 97 sqm of living space and comprises comfortable living areas with a fully equipped kitchen, a master bedroom with en-suite bathroom and dressing room, as well as two bedrooms upstairs.

A separate 23 sqm annexe completes the property. Arranged as an independent fourth bedroom with a lounge area and shower room, it provides valuable additional accommodation for family and friends.

This first house also benefits from a beautifully landscaped garden with mature trees, a terrace and a pétanque court.

Second House – Family Home with Terrace

This second property offers over 80 sqm of living space, featuring four bedrooms, comfortable living areas and a fully equipped kitchen.

It also benefits from a large private terrace, complete with an outdoor dining area, barbecue and sun loungers, making it ideal for enjoying the outdoor lifestyle.

A Highly Desirable Location

Situated in Piraillan, close to the reservoirs and on the edge of Le Canon, the property enjoys a preserved natural setting while remaining within easy reach of local shops, traditional oyster-farming villages and the shores of the Arcachon Bay.

The cycle paths also provide easy access to the Atlantic Ocean beaches and the various villages along the peninsula.

A Property Offering Outstanding Flexibility

The layout and configuration of the property lend themselves to a variety of projects, including a family holiday home, independent accommodation for visiting friends and relatives, or a rental investment, subject to applicable regulations.

Both houses are located on the same plot, held under single ownership, and are being sold exclusively together.

A rare opportunity to acquire two independent houses in one of Cap Ferret's most desirable areas, combining nature, authenticity and the unique lifestyle of the Arcachon Bay.

Energy Performance Certificates

Wooden Villa

Energy Performance Rating (DPE): B (78 kWh/sqm/year)

Greenhouse Gas Emissions (GES): A (3 kg CO_2/sqm/year)

Estimated annual energy costs: between €760 and €1,050, based on energy prices for 2021, 2022 and 2023.

Family Home with Terrace

Energy Performance Rating (DPE): C (173 kWh/sqm/year)

Greenhouse Gas Emissions (GES): B (6 kg CO_2/sqm/year)

Estimated annual energy costs: between €1,760 and €2,440, based on energy prices for 2021, 2022 and 2023.

Information regarding potential risks affecting the property is available on the Géorisques website.

Asking Price: €2,890,000

Including agency fees of €111,153.85 (incl. VAT, 4%), payable by the buyer.

Net selling price: €2,778,846.

For further information or to arrange a private viewing, please contact Jean-François ZORZ.

Discover all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	202.0 m²	Property tax:	€2.00
Number of rooms:	8 rooms	Number of bedrooms:	6 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): C 173

Greenhouse gas emissions (GHG) index: B 6

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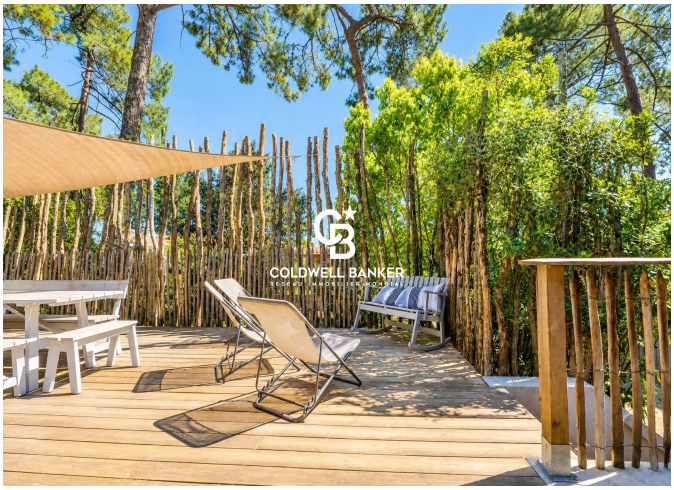

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