COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 226 m²



SALE PRICE : 1 265 000 €

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 – Andernos-les-Bains Agency presents, in a sought-after residential area of Lège Bourg in Lège-Cap-Ferret, this remarkable 2008 architect-designed home offering approximately 226 sqm of living space on an exceptional landscaped and wooded plot of over 5,200 sqm.

Built around a central square courtyard patio that floods the entire home with natural light throughout the day, this property stands out for its high-end materials, custom cabinetry, and seamless indoor-outdoor architecture.

The expansive reception area, enhanced by a cathedral ceiling and a mezzanine office, opens effortlessly to the outside. Featuring a large pocket sliding glass door, the living room creates a unique perspective between the interior patio on one side and the covered ipe wood terrace facing the pool on the other. The open-plan contemporary kitchen with a central island, fully fitted with top-of-the-line appliances, naturally extends this inviting living space.

The sleeping quarters, complete with bespoke built-in storage, offer up to 5 bedrooms: a primary suite and a guest suite each with their own en-suite shower room, a spacious 23 sqm room adaptable as a children's dormitory or media room, an additional bedroom, and a fifth bedroom currently fitted as a custom walk-in dressing room. A full family bathroom with both bathtub and shower as well as two separate toilets complete the interior layout.

Outdoors, the grounds of over 5,200 sqm harmoniously blend a landscaped garden with automatic irrigation and a private oak woodland. Generous ipe wood decking surrounds a superb 6 x 12 m swimming pool and a pool house featuring a fully equipped summer kitchen with high-end appliances for effortless year-round entertaining.

A garage, a carport, and a garden shed complete this rare property.

Exceptional and highly economical energy efficiency thanks to high-grade insulation and geothermal underfloor heating.

Energy Performance Certificate (DPE): B (80 kWh/sqm/year) – Greenhouse Gas Emissions (GES): A (3 kgCO2/sqm/year)
Estimated annual energy costs: between €1,680 and €2,340 per year

Asking price: €1,265,000 agency fees included (payable by the seller)

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

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

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FEATURES

Property type:	House	Area:	226.0 m²	Property tax:	€2.00
Number of rooms:	7 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 80

Greenhouse gas emissions (GHG) index: A 3

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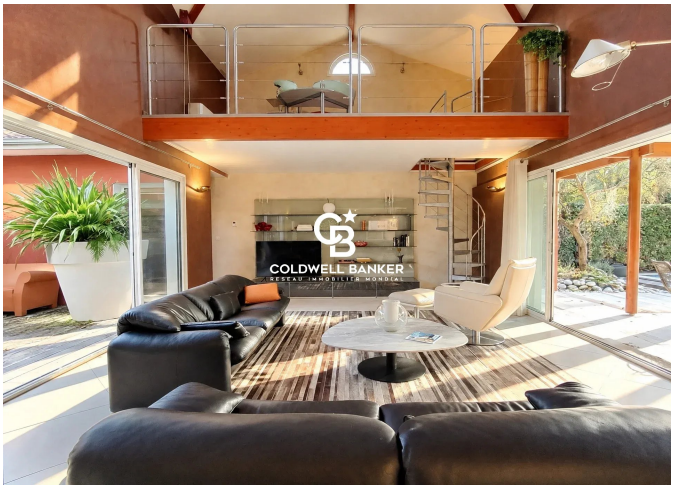



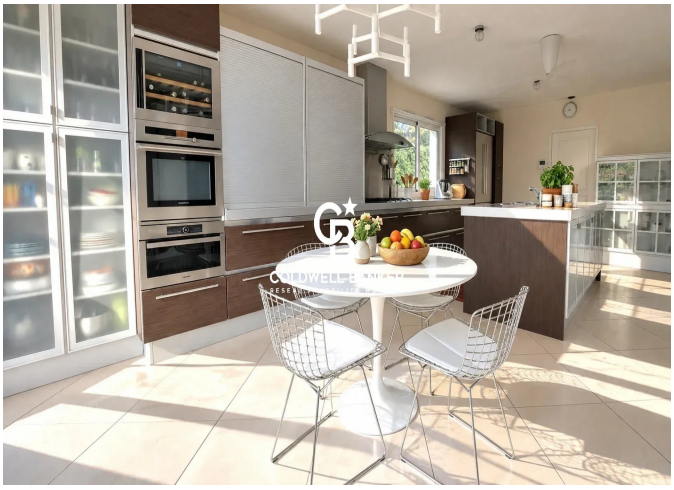







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