COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 90 m²



SALE PRICE : 1 358 500 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

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immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty invites you to discover this charming 90 sqm single-storey house, ideally located in the heart of the village of Grand Piquey, on the Cap Ferret peninsula, close to the oyster-farming reservoirs and just a short walk from the beach.

In excellent condition, the property sits on a 510 sqm plot with no overlooking neighbours. It enjoys a pleasant setting, an open-view garden and a secure, saltwater-heated swimming pool, offering a privileged lifestyle on the Arcachon Bay.

The house features a living room with a fireplace, a fully fitted kitchen and three bedrooms. A shower room, a separate WC and a utility room complete the interior layout.

Outside, the garden features a swimming pool and several terraces, perfect for making the most of sunny days and the relaxed lifestyle of Cap Ferret.

Additional features include double glazing, a fireplace and outdoor lighting. Heating is provided by an individual gas heating system.

Its sought-after location in the heart of Grand Piquey offers the perfect opportunity to enjoy life on the peninsula, with the beach within walking distance and the oyster-farming reservoirs nearby. An ideal property as a primary residence, holiday home or coastal retreat on the Arcachon Bay.

The house is situated in a peaceful setting.

Asking price: €1,358,500

Agency fees included: €58,500 including VAT, representing 4.50% of the sale price, payable by the buyer.

Net seller price: €1,300,000

Annual property tax: €1,603.

Energy Performance

Energy Performance Certificate (DPE): C — 154 kWh/sqm/year

Greenhouse Gas Emissions (GES): C — 21 kg CO_2/sqm/year

Estimated annual energy costs for standard use: between €1,180 and €1,660, including subscriptions.

Average energy prices indexed for 2021, 2022 and 2023, including subscriptions.

Information regarding 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 Jean-François Zorz.

Discover all our properties on IMMOBA: www.immoba.fr.

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FEATURES

Property type:	House	Area:	90.0 m²	Property tax:	€1.00
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 154

Greenhouse gas emissions (GHG) index: C 21

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