COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 120 m²



SALE PRICE : 1 390 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33556269214
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty – Cap Ferret Agency presents a charming new cabin on the Cap Ferret peninsula.

Nestled in a peaceful neighborhood, just steps from the beaches, this villa perfectly combines elegance, authenticity, and modern comfort. It offers a privileged living environment, ideal for nature lovers, tranquility seekers, and those who appreciate coastal living.

With four bright bedrooms, every space has been designed to promote relaxation and well-being. High-quality finishes, harmonious layouts, and a warm atmosphere make this villa a unique property, where every moment is savored between the ocean and pine forest.

Energy Performance:
DPE: A – 38 kWh/m²/year
GES: A – 1 kg CO_2/m²/year

Sale Price: €1,390,000 (including fees)
Agency fees: 4.90% payable by the buyer, €65,000
Net seller price: €1,325,000

Information on the risks associated with this property is available on the Géorisques website: www.georisques.gouv.fr

Contact:
To discover this exceptional property, please contact Johann Urvoy.
Explore all our listings on IMMOBA.fr

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FEATURES

Property type:	House	Area:	120.0 m²	Number of rooms:	5 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 38

Greenhouse gas emissions (GHG) index: A 1

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