COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 130 m²



SALE PRICE : 1 950 000 €

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 presents this single-story villa located in the pine forest, in an elevated position, on a 1,117 m² plot offering unobstructed views of the pine trees, with complete privacy, in a calm and preserved environment.

The house, with a wooden frame, features a spacious living room with a fireplace, a kitchen with a pantry, four bedrooms, and two bathrooms.

Outside, you will find:

A large partially covered wooden terrace

Two private wooden terraces for some of the bedrooms

An outbuilding in need of renovation, equipped with water, electricity, and sewage connections

Parking for several vehicles

This villa combines brightness, comfort, and privacy—ideal for enjoying life in Cap Ferret, close to nature and the beaches.

Check the property's risk status on géorisques.gouv.fr.

Energy Performance Certificate (DPE) D (182 kWh/m²/year) and Greenhouse Gas Emissions (GES)B in progress (7 kgCO²/m²/year).
Estimated annual energy costs for the property are in 2270€ to 3110 €, based on average energy prices from 2021, 2022, and 2023 (subscriptions included).

Sale price: €1,950,000, including agency fees.
Agency fees: 2.63 % VAT, i.e., €50,000 VAT included, payable by the buyer.
Net seller price: €1,900,000

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

Discover all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	130.0 m²	Property tax:	€1.00
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): D 182

Greenhouse gas emissions (GHG) index: B 7

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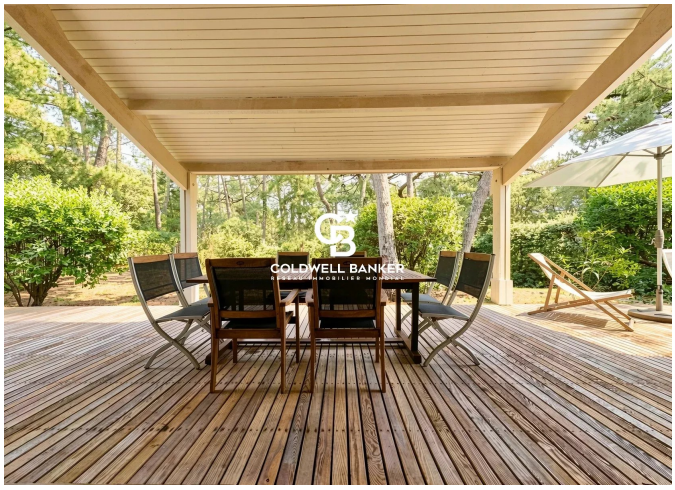









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