COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 130 m²



SALE PRICE : 2 288 000 €

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, offers this villa located in the heart of Cap Ferret, in a quiet and sought-after setting.

The house provides a comfortable living environment, combining contemporary lines with tasteful decoration. The spaces are bright and well laid out, creating a pleasant atmosphere both for everyday living and holidays.

The villa features several welcoming living areas, ideal for entertaining. It offers four bedrooms, an additional bedroom dedicated to children, as well as one bathroom and one shower room, allowing family and friends to stay comfortably.

The landscaped plot, planted with local species, ensures privacy and greenery, making it easy to enjoy the outdoor areas in complete peace and quiet.

The immediate proximity to the ocean beaches and the Arcachon Bay is a major asset of this property, providing quick access to the iconic sites of Cap Ferret.

DPE: C 140 kWh/m².an
GES: A 5 kgCO2/m².an
Estimated annual energy costs for the property: between €1,330 and €1,860 per year.
Average energy prices indexed as of January 1st, 2021 (subscriptions included)

Sale price: €2,288,000 agency fees included.
Agency fees payable by the buyer: 4% incl. VAT, i.e. €88,000 incl. VAT.
Net seller price: €2,200,000

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

For further information about this exceptional property, please contact Jean-François ZORZ

View our full selection of properties on our website IMMOBA

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FEATURES

Property type:	House	Area:	130.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	5 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 140

Greenhouse gas emissions (GHG) index: A 5

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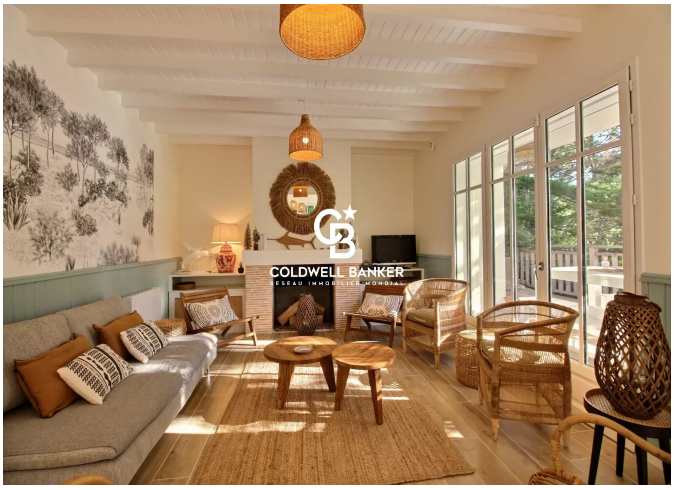
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