COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 130 m²



SALE PRICE : 1 450 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33556269214
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Coldwell Banker Immoba Realty is delighted to present this family home, ideally located in one of Cap Ferret's most sought-after neighborhoods, just a 400-metre walk from the highly desirable Plage des Américains.

Built in 1964 on a beautifully landscaped 1,309 sq m (approximately 14,090 sq ft) plot with a swimming pool, this property enjoys an exceptional location, offering the very best of the Cap Ferret lifestyle.

From the house, you can reach Plage des Américains within just a few minutes on foot, making it easy to enjoy days by the Bay of Arcachon, family swims, and spectacular sunsets without ever needing to use your car.

Arranged over two levels, the home features a welcoming living room with a fireplace, five bedrooms, one cabin bedroom, two bathrooms, and a separate outbuilding.

The mature, landscaped garden provides a peaceful green setting around the swimming pool, ensuring both privacy and tranquility. While the property would benefit from modernization, it offers outstanding renovation potential, allowing you to create a primary or holiday residence tailored to your vision in one of the most coveted locations on the Cap Ferret peninsula.

Cap Ferret's market, local shops, restaurants, and cycling paths are all easily accessible by bicycle, further enhancing the appeal of this rare address.

Property Highlights

Just a short walk from Plage des Américains
Landscaped 1,309 sq m plot
Swimming pool
Two-storey house
Living room with fireplace
5 bedrooms plus 1 cabin bedroom
Separate outbuilding
Highly sought-after location
Market and shops within easy cycling distance
Excellent renovation potential

Asking Price: €1,450,000 (agency fees included).

Agency fees of 4% VAT inclusive (€55,769.24) are included in the sale price and payable by the purchaser.

Net Seller Price: €1,394,230.76.

Energy Performance Certificate (DPE) and Greenhouse Gas Emissions (GES): pending.

Property subject to co-ownership regulations.

Residential units: 20
Carrez Law floor area: pending
Average annual service charges: €0
No legal proceedings currently in progress

Information regarding the natural and technological risks to which this property may be exposed is available at www.georisques.gouv.fr.

For further information or to arrange a viewing, please contact Jean-François Zorz.

Discover all our properties at IMMOBA.FR.

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

PHONE : +33556269214
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	130.0 m²	Property tax:	€1.00
Number of rooms:	7 rooms	Number of bedrooms:	5 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): F 411

Greenhouse gas emissions (GHG) index: C 16

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

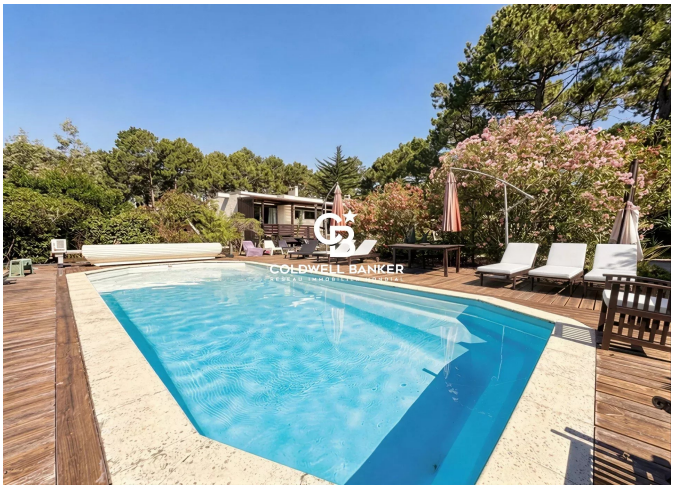
PHONE : +33556269214
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













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

PHONE : +33556269214
immoba@coldwellbanker.fr