COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 133 m²



SALE PRICE : 795 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33556269214
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty, Andernos-les-Bains Real Estate Agency, is pleased to present this elegant single-storey family villa, ideally located in the heart of Lège Bourg on the Cap-Ferret peninsula. Set in a peaceful third-line position within a highly sought-after residential environment, the property was fully renovated in 2024 and offers a refined lifestyle between pine forest, Atlantic Ocean, Arcachon Bay and Bordeaux Métropole.

Within easy walking distance of local shops, schools and everyday amenities, the villa also benefits from convenient access to the ocean beaches of Grand Crohot, the iconic Cap-Ferret peninsula, as well as Bordeaux airport and train stations.

The property has been entirely redesigned using high-quality materials, creating a contemporary yet warm and welcoming atmosphere. The East–West facing living area is flooded with natural light throughout the day. The fully equipped modern kitchen opens seamlessly onto the living and dining spaces, designed for convivial entertaining. From the dining area, a sheltered west-facing terrace invites you to enjoy long, sun-filled evenings outdoors.

Designed with family comfort in mind, the layout offers a private parental suite opening directly onto the terrace and swimming pool, along with a separate sleeping area comprising two bedrooms, a shower room and a guest suite with its own en-suite shower room. Separate guest toilets complete the interior.

The landscaped garden surrounds the villa and provides multiple outdoor living spaces, including shaded relaxation areas beneath mature trees, a pétanque court, and a swimming pool area complemented by an outdoor shower and dedicated facilities. The setting is both elegant and discreet, perfectly in harmony with the natural surroundings.

An ideal primary residence or refined holiday home, this villa embodies a relaxed yet sophisticated art of living in one of the most desirable locations on the Atlantic coast.

Energy Performance Rating: C (140 kWh/m2/year) – GHG Rating: A (5 kg CO_2/m2/year)

Property price: €795,000
Agency fees payable by the buyer: €35,000 incl. (4,6%) VAT

For further information, please contact
Florence BESSONNEAU – RSAC 883 917 106 – RCP 057 160 041 0002

Information regarding potential risks to which this property is exposed is available at:
www.georisques.gouv

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FEATURES

Property type:	House	Area:	133.0 m²	Property tax:	€1.00
Number of rooms:	6 rooms				

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): C 140

Greenhouse gas emissions (GHG) index: A 5

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