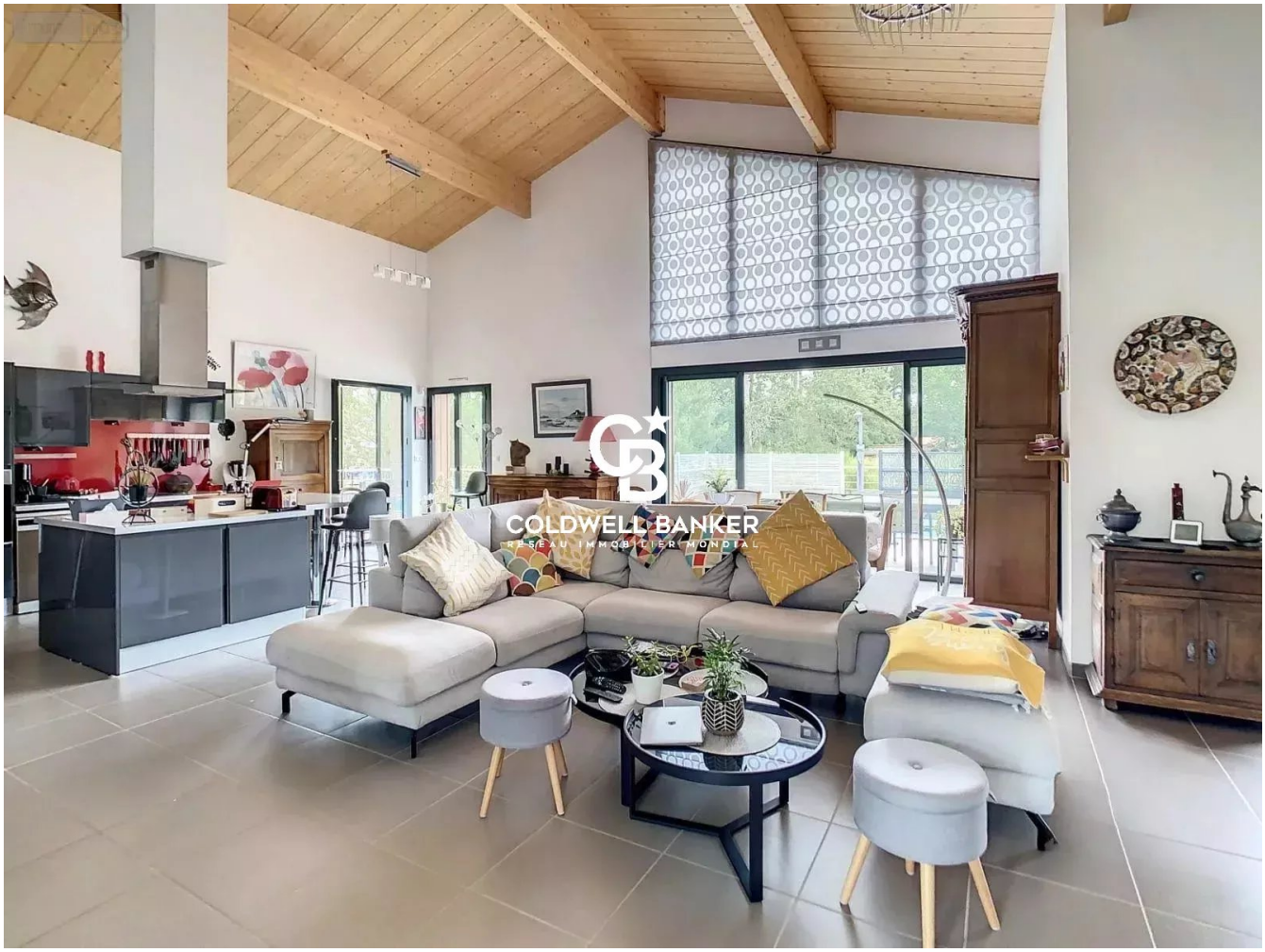
COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 140 m²



SALE PRICE : 655 000 €

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 invites you to discover this beautiful contemporary villa, built in 2014 and ideally located close to all amenities.

Nestled in a lush green setting, in the heart of a peaceful and highly sought-after neighbourhood, this stunning contemporary villa will captivate you with its refined architecture, high-end features and exceptional comfort.

From the moment you enter, you will be impressed by the magnificent cathedral-style living room of over 70 sqm, flooded with natural light through expansive floor-to-ceiling windows opening onto a beautiful south-facing terrace and a heated swimming pool.

The fully fitted and equipped open-plan kitchen creates a welcoming living space, perfect for entertaining family and friends.

The sleeping accommodation comprises two spacious bedrooms, each with its own en-suite bathroom, as well as an impressive master suite with direct access to the terrace, offering privacy and tranquillity. There is also the possibility of creating a fourth bedroom.

The garden level features a secure garage of over 100 sqm, ideal for accommodating several vehicles, including classic or collector cars. A further 22 sqm utility room could easily be converted into a guest bedroom, workshop or leisure area to suit your needs.

An additional highlight is the generous ceiling height, allowing for the creation of a mezzanine and an additional home office, ideal for remote working.

Premium Features:

Underfloor heating for gentle, even warmth throughout

Wood-burning stove combining charm and energy efficiency

400-litre thermodynamic hot water system for optimised energy consumption

Automatic irrigation system to keep the garden in pristine condition

Perimeter alarm system for enhanced security and peace of mind

Conveniently located close to everyday amenities, this exceptional villa offers a privileged lifestyle, perfectly combining nature, contemporary design and modern comfort.

Contact us today to arrange a private viewing.

Price and Agency Fees

Asking price: €655,000, agency fees included.

Agency fees of 4%, amounting to €25,000 including VAT, are payable by the buyer and included in the advertised price.

Net selling price: €630,000.

Energy Performance

Energy Performance Certificate (DPE): Class C – 121 kWh/sqm/year.

Greenhouse Gas Emissions (GES): Class C – 3 kg CO_2/sqm/year.

Estimated annual energy costs: between €900 and €1,300.

Average energy prices indexed to 1 January 2021 (including subscriptions).

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

For further information or to arrange a viewing, please contact Johann Urvoy.

Professional Civil Liability Insurance (RCP): 8054626 / CA03300AY.

French Commercial Agents Register (RSAC): 491 915 625.

Discover our full selection of properties at IMMOBA.

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FEATURES

Property type:	House	Area:	140.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 103

Greenhouse gas emissions (GHG) index: A 3

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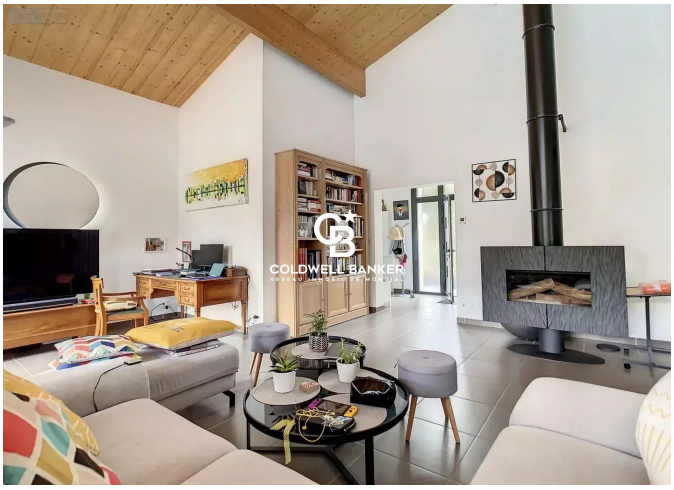

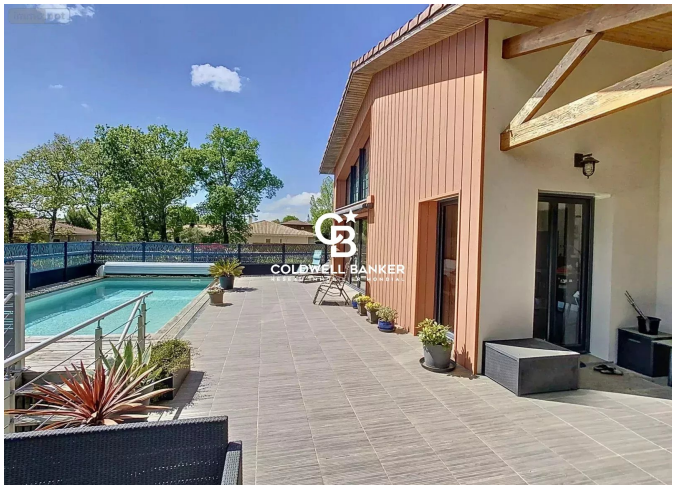



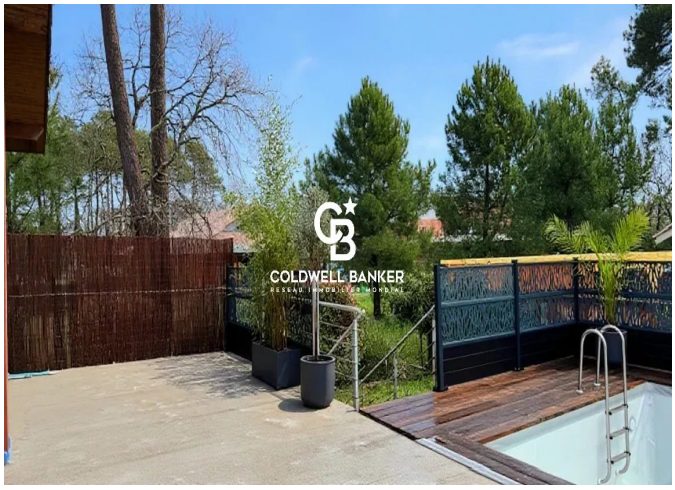





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