COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 158 m²



SALE PRICE : 724 900 €

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, a real estate agency in Andernos-les-Bains, is pleased to present this beautifully renovated villa, ideally located in Lège Bourg, in a peaceful and highly sought-after setting.

Set on a generous 890 sqm plot, suitable for a swimming pool, this charming home stands out for the quality of its renovation, its high-end finishes, and its warm, inviting atmosphere, designed for comfortable family living.

The property features a spacious, light-filled living area enhanced by a wood-burning stove, as well as a fully fitted and equipped open-plan kitchen. The sleeping area comprises four bedrooms, including a beautiful master suite, plus a delightful dormitory-style room converted in the attic—an ideal space for children.

The villa also offers two shower rooms, one bathroom, a utility/laundry room, and three separate WCs, ensuring optimal comfort for everyday living.

The meticulous renovation highlights the generous volumes, abundant natural light, and contemporary interior design with warm, elegant tones.

Outside, sheltered from view, you will enjoy a true haven of peace featuring a spa and two terraces, located at the front and rear of the house, one of which is covered—perfect for entertaining family and friends throughout the year.

A storage room with an attic completes the property, providing practical and functional additional storage space.

A true turnkey villa, combining comfort, elegance, and an exceptional quality of life, ready to be discovered.

Energy Performance Certificate (EPC): C (155 kWh/sqm/year)
Greenhouse Gas Emissions (GHG): A (4 kg CO_2/sqm/year)

Estimated annual energy costs for standard use: between €1,510 and €2,060, based on energy prices for 2021, 2022, and 2023 (including subscriptions).

Information regarding potential risks affecting this property is available on the Géorisques website: www.georisques.gouv.fr.

Asking price: €724,900, agency fees included (HAI). Agency fees payable by the purchaser amount to €24,900 incl. VAT (3.56%). Net seller's price: €700,000.

For further information, please contact Christine HAUER.

RSAC No.: 494 327 679
Professional Liability Insurance (RCP) No.: 25032648

Discover all our properties at IMMOBA

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

PHONE : +33556269214
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	158.0 m²	Property tax:	€1.00
Number of rooms:	6 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

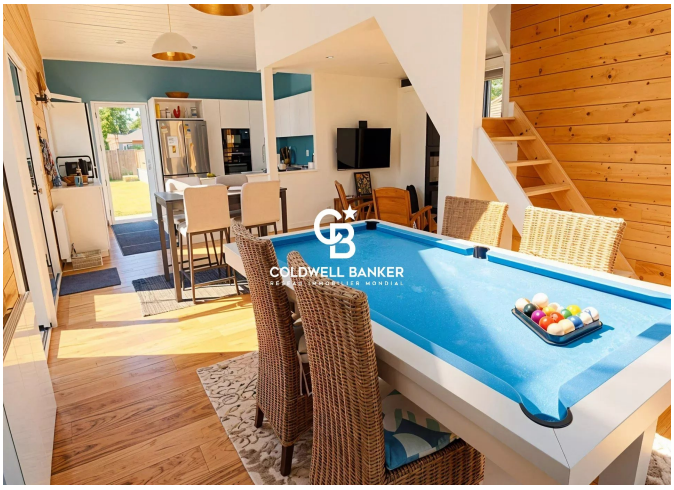
Energy performance diagnosis (EPD): C 132

Greenhouse gas emissions (GHG) index: A 4

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