COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 163 m²



SALE PRICE : 798 000 €

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 Andernos-les-Bains estate agency presents this traditional 163 m² house, built in 2002, located in a highly sought-after, quiet residential area of LEGE Bourg, a stone's throw from shops, schools and close to the ocean.

Set on 1,960 m² of land, with space for a swimming pool, it comprises:
* On the ground floor, a large, bright living room, a fitted kitchen, a large pantry/laundry room, two bedrooms, a large bathroom with a shower and bathtub, a dressing room and a separate WC.

* Upstairs, a bright landing, two additional bedrooms with balconies, a shower room and a second WC.

* Outside, you can enjoy a private garden, a covered terrace, two garages and parking space for several vehicles.

This rare property combines comfort, tranquillity and proximity to local amenities, offering a privileged location in an exceptional living environment.

Consult the risk assessment for this property on géorisques.gouv.

DPE D (195 kWh/m²/year) and GES B (9 kgCO²/m²/year).
Estimated annual energy costs for the property between €1,185 and €1,802.
Average energy prices indexed on 15 August 2015.

Sale price of €798,000 including agency fees.
Fees of 5% including VAT, i.e. €38,000 including VAT, payable by the purchaser.
Net price for the seller: €760,000.

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

Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

Find all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	163.0 m²	Property tax:	€1.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 167

Greenhouse gas emissions (GHG) index: B 6

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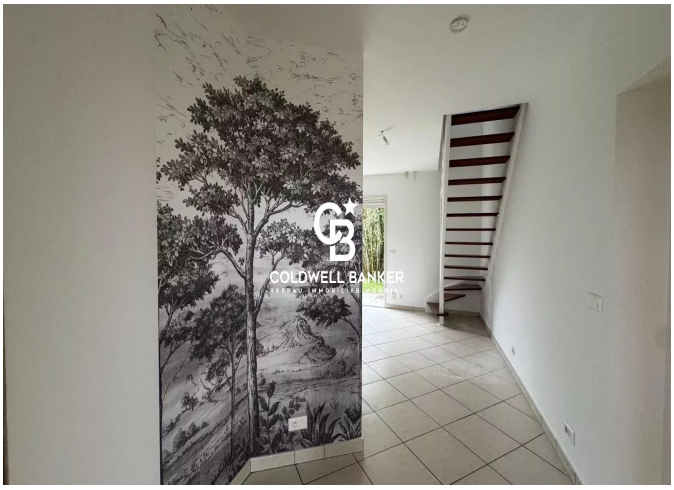



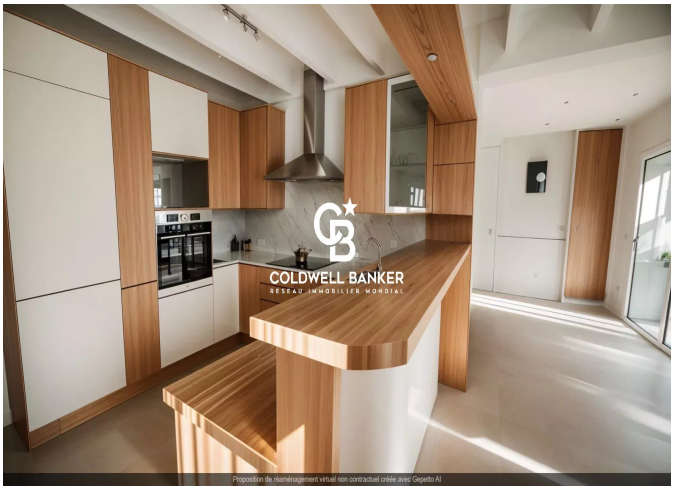



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