COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 170 m²



SALE PRICE : 1 647 450 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33556269214
immoba@coldwellbanker.fr

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DESCRIPTION

Just a few steps from the beach and the shops, in a peaceful environment, this single-storey villa is a true invitation to a relaxed and gentle lifestyle. Nestled in the heart of a beautifully landscaped 1,200 m² garden, it elegantly combines the authentic charm of local architecture with the comfort of modern amenities.

From the moment you enter, the sense of space and natural light is captivating: the 68 m² living area, centred around a fireplace, opens widely onto the terraces and the pool, creating a natural extension of the home—perfect for enjoying convivial moments with family and friends. The kitchen, both functional and warm, becomes a place of sharing where precious memories are made.

On the night side, five generous bedrooms, including an elegant suite, welcome your guests in a soft and soothing atmosphere.

Fully renovated in 2023, the villa benefits from recent, high-quality features for optimal year-round comfort: aluminium joinery, reversible heat pump, efficient insulation… all essential elements for combining well-being and tranquillity.

Outside, the magic continues: a superb 10 × 5 m swimming pool bordered by terraces rests quietly within the garden, offering a true haven of relaxation on sunny days.

A garage and a 30 m² utility room complete this property, thoughtfully designed for a unique lifestyle blending elegance and simplicity.

A rare place where every detail has been imagined to offer incomparable comfort. A must-see, certain to be a favourite.

Energy performance:
DPE C (116 kWh/m²/year) – GES A (3 kg CO_2/m²/year)
Estimated annual energy costs: between €1,460 and €2,030.
Average energy prices indexed on 2021, 2022 and 2023.

Sale price: €1 647 450 (agency fees included).
Agency fees of 4.6% incl. VAT (€72 450 incl. VAT) payable by the buyer.
Net seller price: €1 575 000.

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

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

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FEATURES

Property type:	House	Area:	170.0 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 116

Greenhouse gas emissions (GHG) index: A 3

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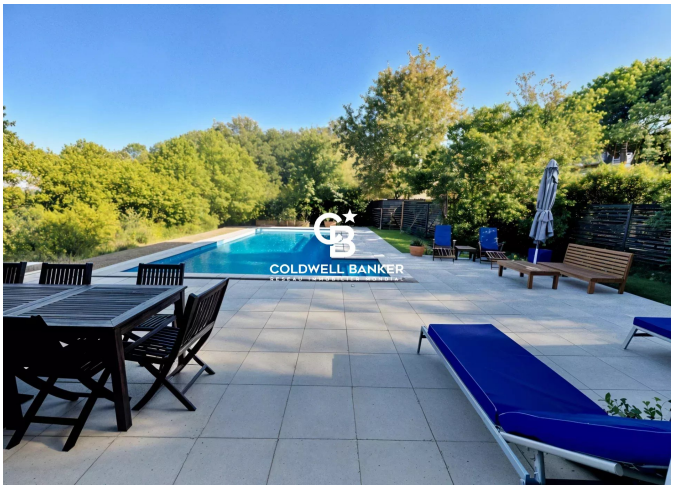











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