COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 205 m²



SALE PRICE : 1 600 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

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immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty, Andernos-les-Bains Real Estate Agency, is pleased to present this exceptional architect-designed villa, ideally located in Lège-Cap-Ferret, at the end of a quiet cul-de-sac, in a preserved natural setting with direct access to the cycling path leading to the Arcachon Bay.

Set on a beautifully landscaped plot of approximately 1,200 sqm, this property offers over 200 sqm of living space and combines Ferret-style architecture with contemporary comfort, generous volumes and a warm, elegant atmosphere.

From the moment you enter, the spacious entrance hall reveals a dedicated area subtly arranged as a home office, ideal for remote working or quiet moments. The living space then opens onto a stunning, light-filled reception room enhanced by a cathedral ceiling and a triple-sided fireplace. The open-plan, fully equipped kitchen flows naturally into the dining area and lounge, all opening onto the garden through large sliding glass doors, creating a seamless indoor-outdoor lifestyle.

On the ground floor, the master suite offers a dressing room, a full bathroom with shower, bathtub and WC, and direct access to the terrace and swimming pool.

Upstairs, a guest suite ensures privacy for visitors, while two additional bedrooms share a bathroom with shower and WC, making this home perfectly suited for family living.

Outdoors, the landscaped garden has been designed for relaxation and entertaining: a masonry L-shaped saltwater swimming pool, several outdoor living areas, shaded terraces, an open annex with summer kitchen and fireplace, as well as an outdoor shower and dedicated facilities.

The property also features a cellar, a spacious laundry room and a garage with mezzanine storage. Built with quality materials and covered by a ten-year warranty, this villa offers comfort, discretion and peace of mind.

A rare and confidential property, ideally located between the Atlantic Ocean and the Arcachon Bay, offering a refined and relaxed lifestyle in one of the most sought-after areas of the region.

Energy Performance Rating:
DPE A (45.3 kWh/m2/year) – GES A (1 kg CO2/m2/year)
Property price: €1,600,000
Agency fees payable by the buyer: 3.63% incl. VAT (€56,000)
Net seller price: €1,544,000

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

Information on natural and technological risks available at: www.georisques.gouv
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FEATURES

Property type:	House	Area:	205.0 m²	Property tax:	€1.00
Number of rooms:	6 rooms	Number of bedrooms:	4 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): A 45

Greenhouse gas emissions (GHG) index: A 1

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