COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 214 m²



SALE PRICE : 1 475 000 €

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 is pleased to present this 214 sqm architect-designed villa, set in a preserved natural environment, sheltered from any disturbance, between pine forest and sandy beaches, while enjoying immediate proximity to local shops.

Fully renovated in 2020 and further enhanced in 2025, the villa stands out for its contemporary architecture, generous volumes and the quality of its finishes.

The property offers four suites, including two on the ground floor. The living areas are filled with natural light, featuring a welcoming and functional open-plan kitchen designed for everyday living and entertaining. Upstairs, a refined master suite with dressing room, office and shower room is complemented by a second suite, completing the sleeping quarters.

Outside, the landscaped grounds of over 1,000 sqm host a 10 x 5 metre swimming pool, a pool house with summer kitchen, a terrace ideal for outdoor living, and a garage of over 50 sqm. Several parking spaces and an electric vehicle charging station complete the amenities.

A discreet and comfortable property, thoughtfully designed for those seeking calm, space and an elegant lifestyle between the Arcachon Bay and the Atlantic Ocean.

Energy performance:
DPE B (95 kWh/sqm/year)
GES B (3 kg CO_2/sqm/year)
Estimated annual energy costs: on request

Price: €1,475,000
Agency fees of 4% (€57,000 incl. VAT) payable by the buyer
Net seller price: €1,418,000

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

Information on potential risks to which this property is exposed is available at: www.georisques.gouv.fr

Discover our full portfolio at www.immoba.fr

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FEATURES

Property type:	House	Area:	214.0 m²	Property tax:	€2.00
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): B 79

Greenhouse gas emissions (GHG) index: A 3

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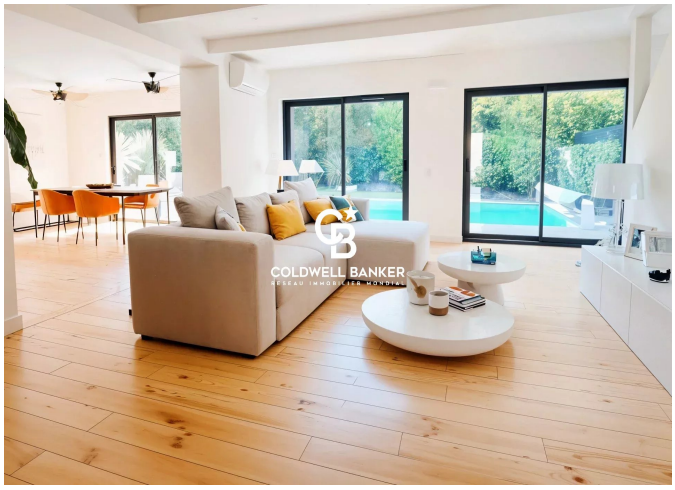





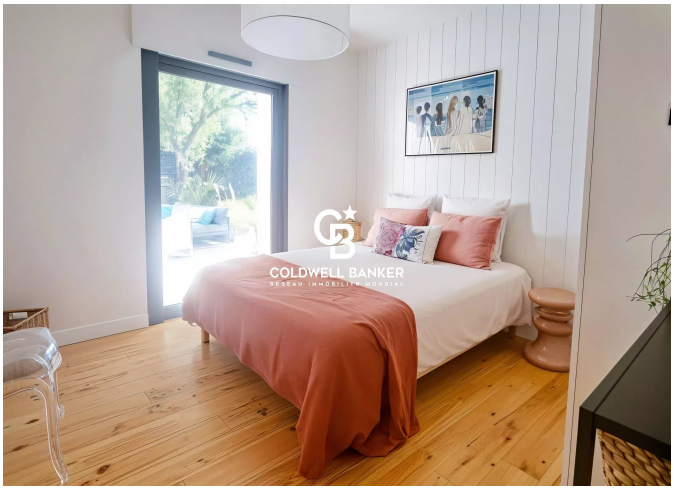



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