COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 228 m²



SALE PRICE : 1 950 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Just a stone's throw from the Bay and the Ocean, this architect-designed villa offers an exceptional setting in the heart of the Pointe du Cap Ferret, located just 200 meters from the water. It provides immediate access to the beaches and the iconic landscapes of the Ferret.

This architect-designed villa of approximately 228 m² features a spacious, bright 65 m² living/dining area opening onto a large south-facing wooden terrace, an open-plan kitchen, and two en-suite bedrooms.

The upper floor includes two bedrooms, a bathroom, and a pleasant terrace, offering a private and peaceful outdoor space.

Sheltered from view, the beautifully landscaped garden of approximately 1,200 m², adorned with magnificent palm trees, is a true haven of peace and includes a heated swimming pool.
A large garage completes this property.

What we love: generous volumes, 2.8 m ceiling height, seamless indoor-outdoor living.

Energy Performance Certificate (EPC): 185 kWhEP/m²/year (D) / GHG emissions: 8 kg CO_2/m²/year (B)
Estimated annual cost: between €3,330 and €4,570.

Price: €1,950,000 agency fees included.
Fees of €98,000 (5%) are payable by the buyer.

For more information about this exceptional property, please contact Marina Tonneau.

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This property is exposed to the following MTN risks: ground movement, forest fire.
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:	228.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 185

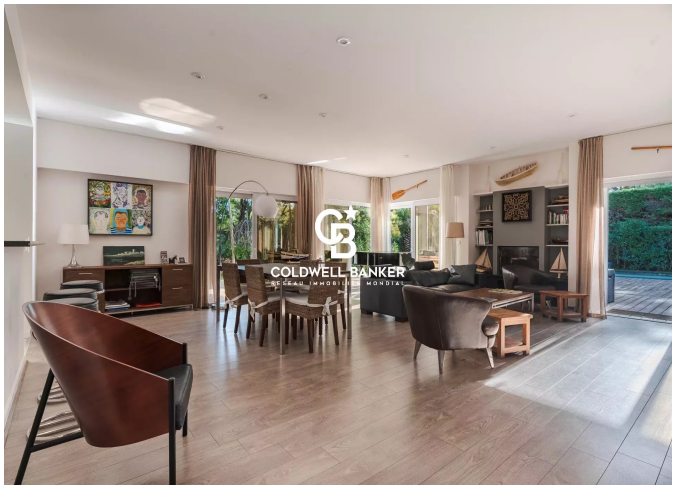
Greenhouse gas emissions (GHG) index: B 8

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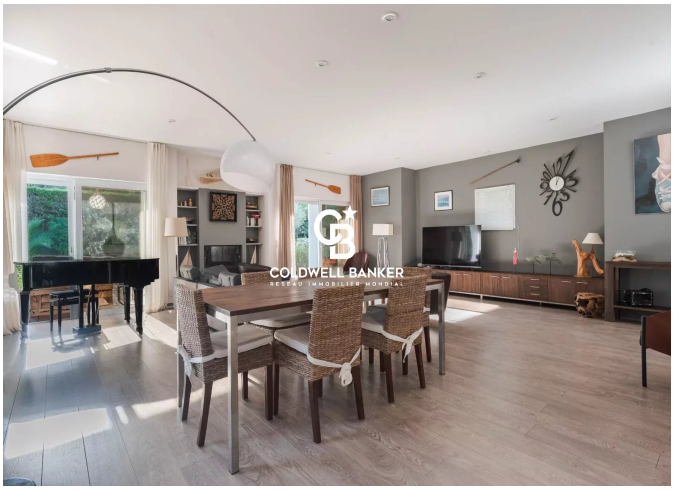
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