COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 233 m²



SALE PRICE : 1 192 000 €

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 real estate agency, is proud to present this magnificent villa, currently operated as a guesthouse.

This sumptuous 233m² wooden house, inspired by the basin style, is ideal for those who love comfort and elegance. Situated on a plot of over 1000m², this property offers high-end amenities and proximity to the ocean, shops, and all conveniences.

On the ground floor, you will be captivated by a spacious, bright living room with an impressive ceiling height, an open-plan, fully equipped kitchen, a laundry room, a separate WC, and three bedrooms, each with its own en-suite bathroom and WC. Upstairs, an additional living space overlooking the living room, a pantry, and three more bedrooms, also with en-suite bathrooms and WC, await you.

The exterior will enchant you with a swimming pool surrounded by a wooden terrace, ideal for relaxation, and a pétanque court for convivial moments. This recent house, with meticulous finishes, offers a unique opportunity to be operated as a guesthouse, thus maximizing your investment.

Do not miss this exceptional opportunity to live in a house that combines luxury, comfort, and income potential. Contact us now to arrange a visit and let yourself be charmed by this exceptional property!

Check the risk status of this property on géorisques.gouv

Energy Performance Certificate (EPC): A (63 kWh/m²/year)
Greenhouse Gas Emissions (GES): A (1 kgCO2eq/m²/year)

Estimated annual energy costs between €661 and €895, reference year 2021.

Property price: €1 192 000 including agency fees, with agency fees of € 42 000 (3.6 %) including VAT payable by the buyer.

For more information or to arrange a visit, please contact Christine HAUER, registered with the RSAC under number 494 327 679, with Professional Liability Insurance under number 25032648.

Find all our properties on IMMOBA.

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FEATURES

Property type:	House	Area:	233.0 m²	Number of rooms:	8 rooms
Number of bedrooms:	6 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 63

Greenhouse gas emissions (GHG) index: A 1

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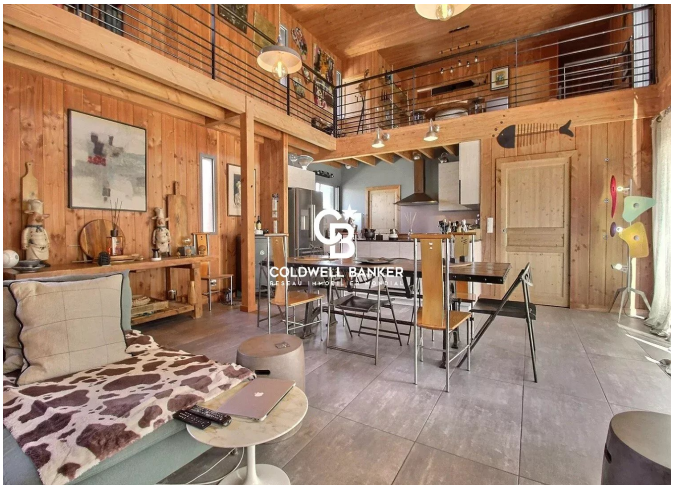



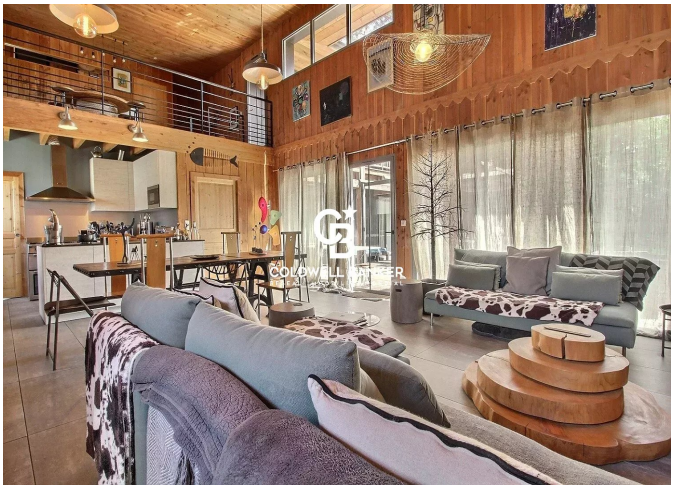

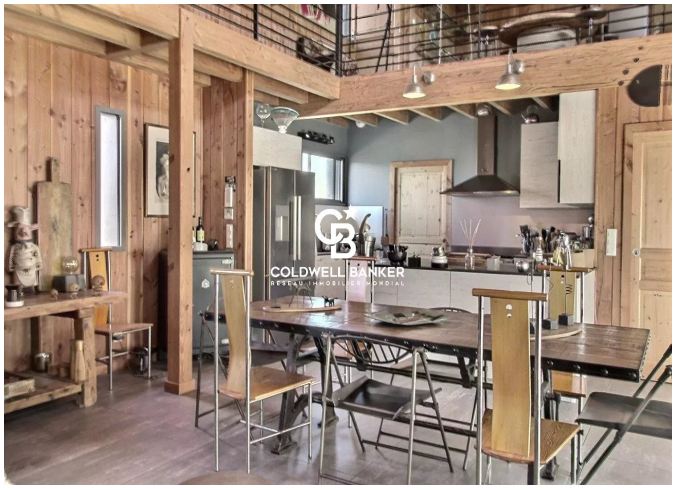

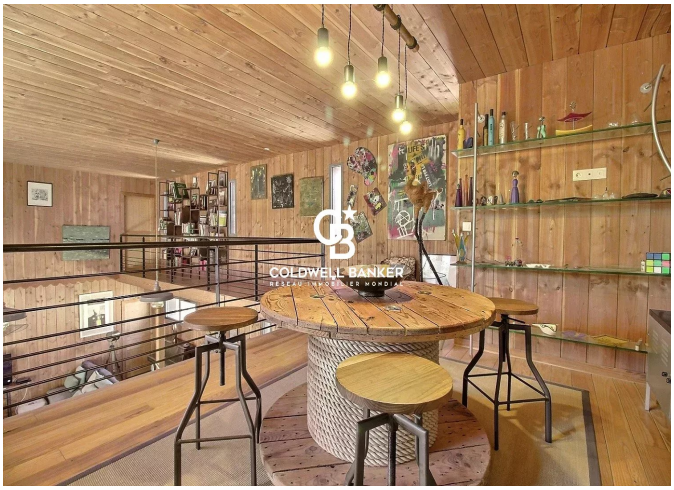



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