COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 247 m²



SALE PRICE : 1 495 000 €

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DESCRIPTION

At the entrance to the Cap-Ferret peninsula, between the Arcachon Bay and the Atlantic Ocean, discover this magnificent architect-designed villa offering approximately 247 sqm of living space, set on a beautiful landscaped plot of nearly 2,500 sqm with a heated swimming pool.

Nestled in a peaceful and leafy residential environment, this bright and spacious property stands out for its generous volumes, fluid layout and numerous openings onto the outdoors.

The ground floor is centered around a stunning light-filled living area with a fully equipped open-plan kitchen and direct access to the terraces. An entrance hall with large dressing room, a pantry, a guest WC and a first sleeping area comprising three bedrooms and a shower room complete this level.

Upstairs, a hallway with built-in storage leads to two additional bedrooms, a bathroom, a separate WC and an elegant master suite featuring a dressing room and an en-suite shower room. Several bedrooms also benefit from private terraces overlooking the garden.

Outside, the beautifully landscaped garden with no overlooking neighbors offers a large heated swimming pool, a wooden sun terrace, a summer kitchen and a pétanque court, perfect for enjoying the relaxed lifestyle of the Arcachon Bay.

A technical workshop and several parking spaces complete this exceptional property.

Ideally located just minutes from local shops and approximately 35 minutes from Bordeaux-Mérignac International Airport.

Energy rating: C (106 kWh/sqm/year) – Greenhouse gas emissions: C (22 kgCO2/sqm/year)
Estimated annual energy costs for standard use: between €1,790 and €2,460

Net seller price: €1,437,500
Agency fees payable by the buyer: €57,500 incl. VAT (4%)
Total price including agency fees: €1,495,000

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

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

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FEATURES

Property type:	House	Area:	247.0 m²	Property tax:	€2.00
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): C 106

Greenhouse gas emissions (GHG) index: C 22

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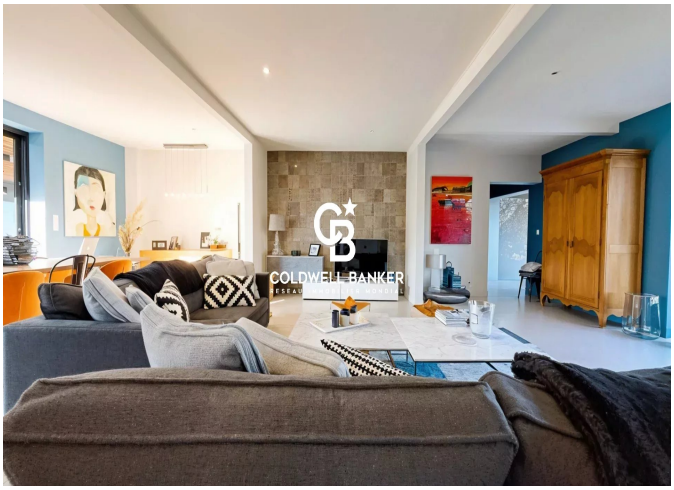
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