COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 300 m²



SALE PRICE : 3 990 000 €

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

Nestled in the highly sought-after village of L'Herbe, sheltered from view and set within a lush landscaped garden, this exceptional property boasts panoramic views over the Bay.

This elegant, contemporary-style villa offers generous living spaces, including a bright and spacious living room opening onto the scenery, as well as 7 bedrooms, each with its own en-suite bathroom.

Outdoors, the amenities are equally impressive: swimming pool, multiple terraces, a pool house, and a summer kitchen—perfect for enjoying the idyllic surroundings.

Property sold fully furnished.

Sale price: €3,990,000, including €190,000 agency fees (5%) payable by the buyer.
Energy rating: C (117) – GHG: C (23)
Estimated annual energy costs: between €2,240 and €3,090.

For further information, please contact Jean-François ZORZ.
Discover all our listings on IMMOBA.

Information regarding potential risks for this property is available upon request or on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	300.0 m²	Number of rooms:	9 rooms
Number of bedrooms:	7 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 114

Greenhouse gas emissions (GHG) index: C 23

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