COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 97 m²



SALE PRICE : 1 625 000 €

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 Prestige Immoba de Cap Ferret presents to you a fully renovated villa with ocean access by foot.

Do you dream of living in a haven of peace near the sea, surrounded by the beauty of nature? Look no further! This magnificent fully renovated villa is the perfect place to fulfill your dream.

The villa is located in a quiet neighborhood, close to the village of Cap Ferret, where you will find the market, shops, and restaurants, all easily accessible by bike or a short walk.

The villa offers three spacious bedrooms to accommodate your family and friends. A bright and welcoming living room, perfect for relaxing after a day of exploring the area.

A 755 sqm plot of land surrounded by greenery, ideal for nature lovers.

This villa is the perfect place for those seeking a peaceful life by the sea while enjoying the convenience of easy access to village shops and services. Don't miss this unique opportunity to live in an exceptional setting.

Contact us now to arrange a visit.

The agency fees of 2,85% equating to 45 000€ TTC are borne by the buyer and are included in the listing price, 1 625 000€ TTC. Price net seller : 1 580 000€ TTC.

DPE :105 kWh/m²/an GES : 3 kgCo2/m²/an

Annual energy costs : between 660€ and 950€ per year
www.georisques.gouv.fr

Contact
To discover this exceptional property, please contact Jean-François ZORZ.
All our properties are on IMMOBA.

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FEATURES

Property type:	House	Area:	97.0 m²	Number of rooms:	4 rooms
Number of bedrooms:	3 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 105

Greenhouse gas emissions (GHG) index: A 3

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