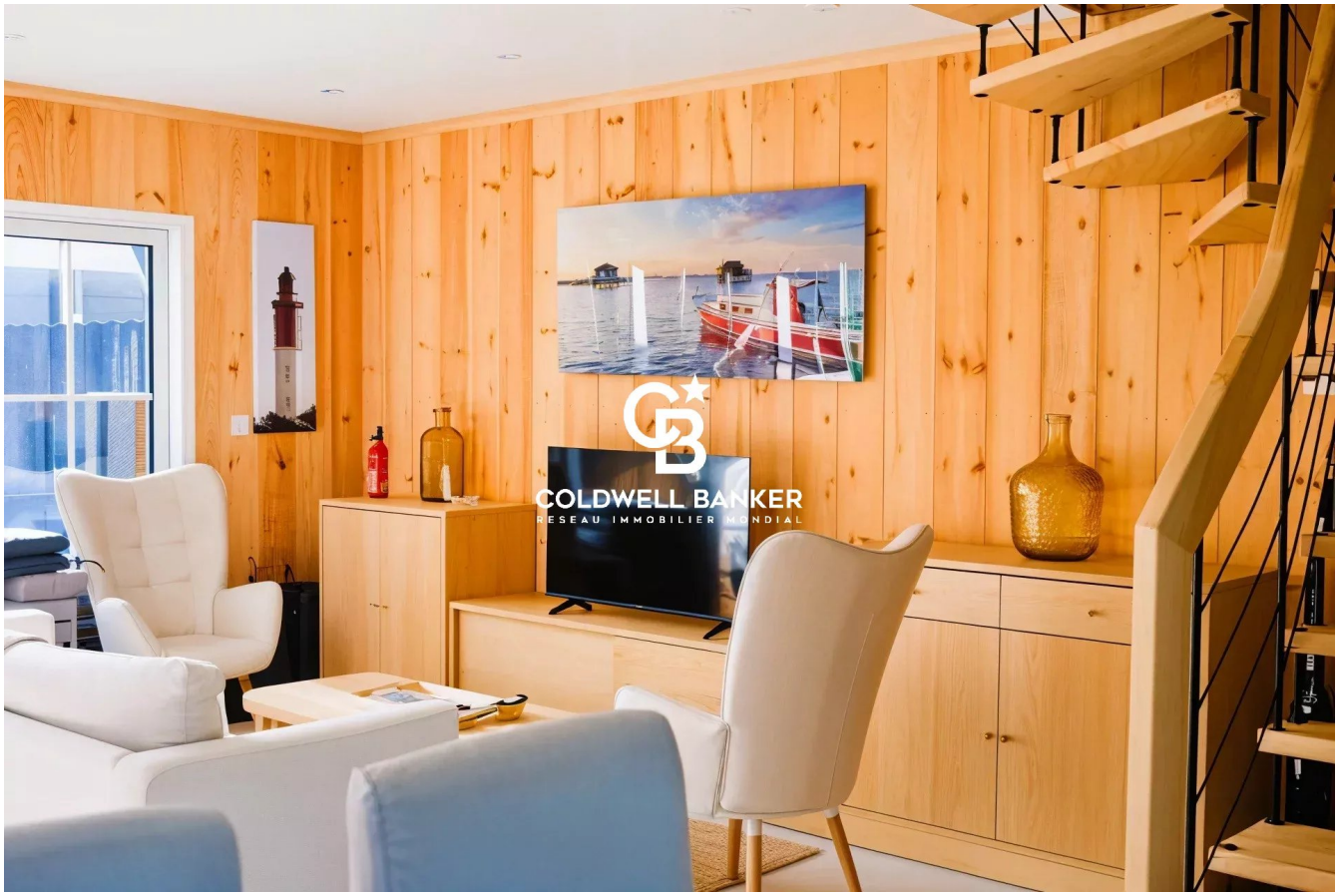
COLDWELL BANKER
EUROPA REALTY

House Lège-Cap-Ferret 90 m²



SALE PRICE : 1 365 000 €

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 elegant wooden semi-detached villa of approximately 90 sqm, discreetly positioned in fourth line, sheltered from any street noise and offering absolute tranquillity in the heart of Cap Ferret.

Located less than 500 metres from Horizon Beach and within walking distance of shops and restaurants, the property offers one of Cap Ferret's most sought-after luxuries: a fully walkable lifestyle combined with privacy and calm.
Set within a recent and secure residence with electric gate, the villa benefits from its own private gated entrance. Hidden behind three other homes, it enjoys a truly confidential setting.

The bright through-living space is filled with natural light from morning to evening. The open-plan kitchen, fully fitted and equipped, blends seamlessly with the living and dining areas, creating a warm yet refined atmosphere.
A laundry room with guest WC completes the ground floor and is spacious enough to accommodate an additional shower if desired.

Large French doors open onto several terraces and the intimate garden that wraps around the house from north to south via the east side. The south-facing dining terrace becomes a natural extension of the living space during the warmer months.

Upstairs, three comfortable bedrooms complete the sleeping quarters. Two bedrooms share a shower room, while the third benefits from its own en-suite shower room. A separate WC adds further convenience.
Each bedroom features French doors opening onto a continuous balcony walkway, enhancing light and outdoor connection.

A private parking space and an electric vehicle charging station complete the property.

The villa is sold fully furnished and equipped, offering an immediate, turnkey opportunity — ideal as a refined holiday home or a secure investment on the Cap Ferret peninsula.

A rare and discreet address combining proximity to the ocean, peaceful surroundings and effortless coastal living.

Energy rating: A (45 kWh/sqm/year) – GHG: A (1 kg CO2/sqm/year)

Asking price: €1,365,000 (agency fees included)
Agency fees payable by the buyer: €65,000 incl. VAT (5%)
Net seller price: €1,300,000

For further information, please contact

Florence BESSONNEAU – RSAC 883 917 106 – RCP 057 160 041 0002

Information regarding potential risks for this property is available at: www.georisques.gouv

Discover all our properties on IMMOBA.FR

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FEATURES

Property type:	House	Area:	90.0 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): A 35

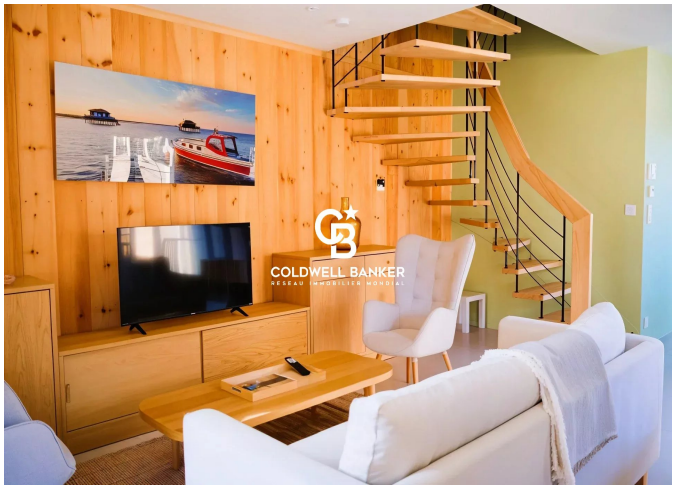
Greenhouse gas emissions (GHG) index: A 1

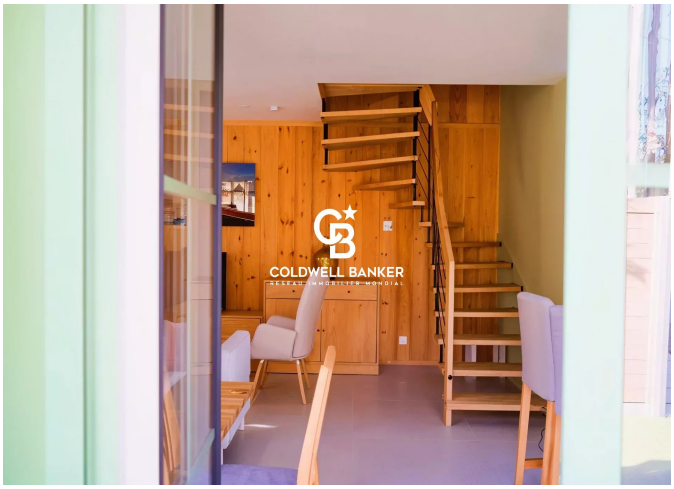
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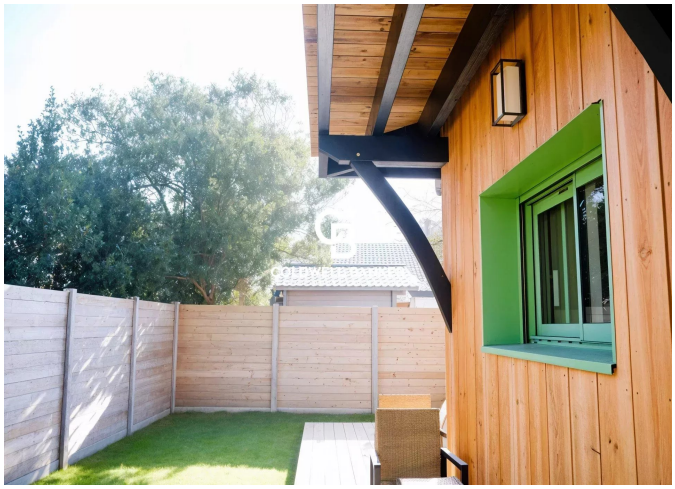
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