

Maison Lège-Cap-Ferret 110 m<sup>2</sup>

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SALE PRICE : 997 500 €

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## DESCRIPTION

Coldwell Banker Immoba Realty Andernos-les-Bains is proud to present this unique property in the highly sought-after Claouey area, just steps from the beach.

Set on a lush 1,100 m<sup>2</sup> plot, the existing 110 m<sup>2</sup> house requires full renovation. Its main advantage: an approved building permit to construct a 200 m<sup>2</sup> single-story timber-frame villa, with a footprint of 290 m<sup>2</sup> and a 3.45 x 9 m swimming pool.

The planned layout includes:

Spacious 58 m<sup>2</sup> living room with 19 m<sup>2</sup> open kitchen

Four bedrooms with en-suite bathrooms

Master suite with dressing room

Pantry and laundry room

56 m<sup>2</sup> covered terrace

The property is nestled in a calm, green environment, just steps from Arcachon Bay, perfect for a primary or secondary residence.

Key details:

Energy Performance (DPE) : F (336 kWh/m<sup>2</sup>/year)

Greenhouse Gas Emissions (GES) : F (78 kg CO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: €1,750

Price: €997,500 HAI – agency fees €47,500 (5%)

For further information, please contact

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## FEATURES

|                     |            |       |                      |                  |         |
|---------------------|------------|-------|----------------------|------------------|---------|
| Property type:      | Maison     | Area: | 110.0 m <sup>2</sup> | Number of rooms: | 4 rooms |
| Number of bedrooms: | 2 bedrooms |       |                      |                  |         |

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 336

Greenhouse gas emissions (GHG) index: F 78

