

Maison Lège-Cap-Ferret 160 m²



SALE PRICE : 998 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY



DESCRIPTION

Coldwell Banker Immoba Realty – Andernos-les-Bains Agency presents this beautiful family villa, perfectly located in one of the most sought-after and ideal residential neighborhoods of Lège Bourg, in the heart of the Lège-Cap-Ferret peninsula.

Set on a landscaped plot of over 800 m² with a South-West exposure and total privacy, this approximately 160 m² property stands out for its pristine, immaculate condition and high-quality features.

A bright and functional layout:

Living Space: The entrance hall (with cloakroom and guest toilets) leads to a generous 57 m² open-plan living area, combining a lounge, dining room, and a fully equipped high-end kitchen. An adjacent pantry/laundry room adds to the daily convenience.

Ground Floor: Includes a master suite with a walk-in closet, a full bathroom (bathtub, shower, and toilet), and a dedicated home office.

Upstairs: A sleek design staircase leads to two suites, each featuring its own walk-in dressing room and private shower room with toilet.

Flexible Room: An extra room (currently used for storage) offers great potential as an independent office, playroom, or additional bedroom.

Impeccable outdoor spaces:

Large glass openings seamlessly connect the villa to a lovely covered terrace and a fully automated 5 x 9-meter salt-water swimming pool, framed by premium Ipe wooden decking in a beautifully maintained garden. Behind the motorized gate, a large gravel driveway provides secure parking for several vehicles.

Features & Energy ratings:

Underfloor gas heating on both levels, alarm system, and a private well for garden irrigation. The villa offers great energy efficiency:

Energy Rating (DPE): Class C (129 kWh/m²/year)

Greenhouse Gas (GES): Class C (18 kgCO₂/m²/year)

Estimated annual energy costs: between €1,670 and €2,340

Prime Location:

Right next to the bike paths, allowing quick and easy access to local shops, Atlantic beaches, and the calm waters of the Arcachon Bay. A great opportunity on the Peninsula.

Property Price: €998,000 Agency Fees Included (payable by the vendor)

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

Contact: Florence BESSONNEAU (RSAC 883 917 106 – RCP 057 160 041 0002)

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FEATURES

Property type:	Maison	Area:	160.0 m ²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 129

Greenhouse gas emissions (GHG) index: C 18

