

Maison Lège-Cap-Ferret 242 m²



SALE PRICE : 1 250 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

EXCLUSIVITY

DESCRIPTION

Coldwell Banker Immoba Realty – Andernos-les-Bains Real Estate Agency is pleased to present this elegant family villa ideally located in the heart of Lège Bourg, in a sought-after residential setting where shops, schools and everyday amenities are all within walking distance.

Just a few minutes by bike from the Atlantic beaches and the Arcachon Bay, accessible via cycling paths, the property offers a privileged lifestyle combining comfort, nature and the relaxed atmosphere of the Bassin.

Originally an older home, the property was entirely redesigned and extended in 2022. Inspired by the Ferret-Capien architectural style, it now offers approximately 242 sqm of living space set on a beautifully landscaped 1,200 sqm plot.

Behind its elegant timber-clad façade, the villa reveals generous volumes and exceptional natural light throughout.

The cathedral-style living area of approximately 70 sqm opens widely onto the terraces and swimming pool, creating a seamless indoor-outdoor lifestyle. The high-end open-plan kitchen, fully equipped, blends perfectly into this warm and welcoming reception space.

The ground floor features three suites, each with its own private shower room or bathroom and toilet. One of the suites also benefits from a dressing room.

Upstairs, a spacious mezzanine currently designed as a relaxation lounge and games area provides an additional living space ideal for entertaining or family life. Two further bedrooms, a shower room, a dressing room and separate toilets complete this level.

Outside, the landscaped garden hosts a beautiful heated masonry swimming pool measuring 4 x 10 meters, treated with salt and equipped with a submerged cover, surrounded by generous terraces designed for relaxation.

Underfloor heating by heat pump, air conditioning, photovoltaic panels, electric vehicle charging station, automatic irrigation supplied by a private well, extensive storage areas and a large garage complete this particularly well-appointed property.

A rare and elegant villa offering comfort, privacy and an exceptional quality of life in the heart of Lège Bourg.

DPE A (59 kWh/m²/year) – GES A (2 kgCO₂/m²/year)

Estimated annual energy costs for standard use: between €1,220 and €1,720

Price including agency fees: €1,250,000

Agency fees payable by the seller

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

For further information, please contact

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

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FEATURES

Property type:	Maison	Area:	242.0 m ²	Property tax:	€1.00
Number of rooms:	7 rooms	Number of bedrooms:	5 bedrooms		

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

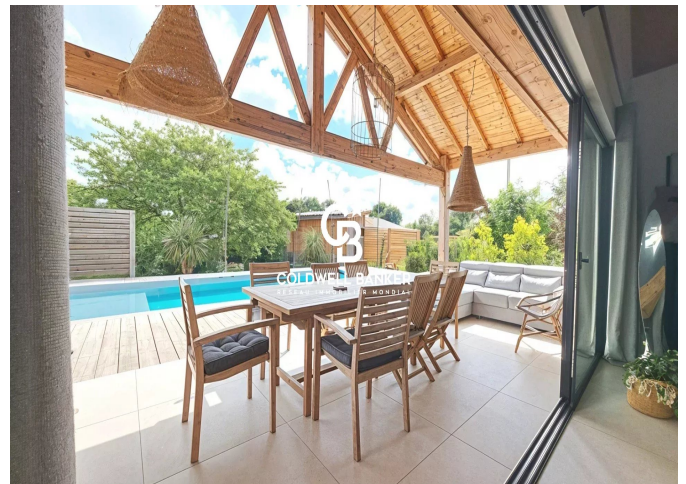
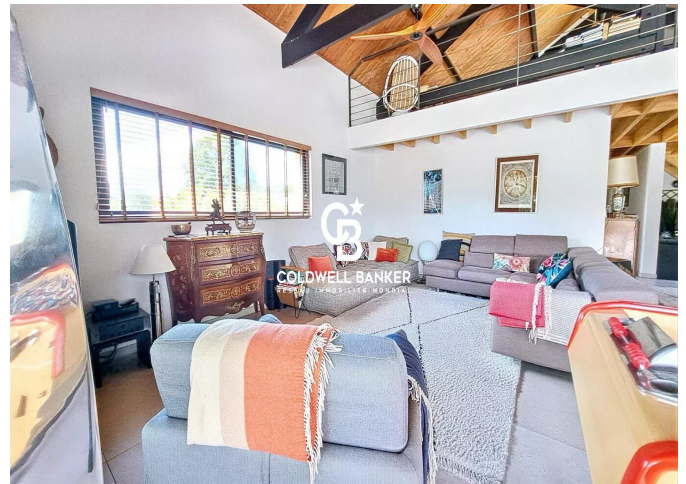
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 59

Greenhouse gas emissions (GHG) index: A 2



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