

Maison Lège-Cap-Ferret 92 m²



SALE PRICE : 1 095 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty, Andernos-les-Bains Real Estate Agency, is proud to present this rare opportunity ideally located in Cap Ferret, in a quiet lane leading to the ocean beach in less than five minutes on foot.

Set on a beautifully wooded 662 sqm plot, the existing structure currently comprises a 30 sqm garage on the ground floor and a 63 sqm upper-level space ready to be redesigned and fitted according to your vision.

The land, sloping on its rear section, offers genuine architectural potential, allowing for creative integration into the natural surroundings and the possibility of layered terraces and elevated perspectives. The setting is typically Ferret-Capien, framed by pine trees, strawberry trees and pittosporums. A wooden cabin sits at the top of the plot, enhancing the holiday spirit of the property, while an existing rear terrace already opens onto the greenery.

The location is particularly sought after. The Atlantic beach is reachable within five minutes on foot, while shops and the bay-side beaches are approximately ten minutes away, all within a peaceful and preserved residential environment.

A building and renovation permit has been filed and approved. It includes the extension of a front terrace and a complete redesign of the existing structure to create an elegant Ferret-style home, perfectly integrated into its natural setting.

This property represents a rare opportunity to design a bespoke holiday home in one of the most desirable areas of Cap Ferret.

Energy rating: E (289 kWh/sqm/year) – GHG: E (61 kg CO2/sqm/year)

Estimated annual energy costs: between €1,600 and €2,180

Net seller price: €1,050,000

Agency fees payable by the buyer: €45,000 incl. VAT (4.29%)

Asking price: €1,095,000 (agency fees included)

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

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:	92.0 m ²	Number of rooms:	1 room
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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): E 313

Greenhouse gas emissions (GHG) index: E 61

