

Maison Lège-Cap-Ferret 120 m²



PRIX DE VENTE : 1 390 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker ImmoBa Realty – Cap Ferret Agency presents a charming new cabin on the Cap Ferret peninsula.

Nestled in a peaceful neighborhood, just steps from the beaches, this villa perfectly combines elegance, authenticity, and modern comfort. It offers a privileged living environment, ideal for nature lovers, tranquility seekers, and those who appreciate coastal living.

With four bright bedrooms, every space has been designed to promote relaxation and well-being. High-quality finishes, harmonious layouts, and a warm atmosphere make this villa a unique property, where every moment is savored between the ocean and pine forest.

Energy Performance:

DPE: A – 38 kWh/m²/year

GES: A – 1 kg CO₂/m²/year

Sale Price: €1,390,000 (including fees)

Agency fees: 4.90% payable by the buyer, €65,000

Net seller price: €1,325,000

Information on the risks associated with this property is available on the Géorisques website:
www.georisques.gouv.fr

Contact:

To discover this exceptional property, please contact Johann Urvoy.

Explore all our listings on IMMOBA.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	120.0 m ²	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 38

Indice d'émission de gaz à effet de serre (GES) : A 1

