

Maison Lège-Cap-Ferret 130 m<sup>2</sup>

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PRIX DE VENTE : 1 950 000 €

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## DESCRIPTION

Coldwell Banker Immoba Realty presents this single-story villa located in the pine forest, in an elevated position, on a 1,117 m<sup>2</sup> plot offering unobstructed views of the pine trees, with complete privacy, in a calm and preserved environment.

The house, with a wooden frame, features a spacious living room with a fireplace, a kitchen with a pantry, four bedrooms, and two bathrooms.

Outside, you will find:

A large partially covered wooden terrace

Two private wooden terraces for some of the bedrooms

An outbuilding in need of renovation, equipped with water, electricity, and sewage connections

Parking for several vehicles

This villa combines brightness, comfort, and privacy—ideal for enjoying life in Cap Ferret, close to nature and the beaches.

Check the property's risk status on [georisques.gouv.fr](https://georisques.gouv.fr).

Energy Performance Certificate (DPE) D (182 kWh/m<sup>2</sup>/year) and Greenhouse Gas Emissions (GES) B in progress (7 kgCO<sub>2</sub>/m<sup>2</sup>/year).

Estimated annual energy costs for the property are in 2270€ to 3110 €, based on average energy prices from 2021, 2022, and 2023 (subscriptions included).

Sale price: €1,950,000, including agency fees.

Agency fees: 2.63 % VAT, i.e., €50,000 VAT included, payable by the buyer.

Net seller price: €1,900,000

For further information or to arrange a private visit, please contact Jean-François ZORZ.

Discover all our properties on [IMMOBA](https://www.immoba.com).

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	130.0 m <sup>2</sup>	Taxe foncière :	€1.00
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](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 182

Indice d'émission de gaz à effet de serre (GES) : B 7



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