

Maison Lège-Cap-Ferret 140 m²



PRIX DE VENTE : 699 450 €

EMAIL : IMMOBA@COLDWELLBANKER.FR



DESCRIPTION

Coldwell Banker Immoba Realty invites you to discover this recently built home (2014), ideally located close to all amenities.

Nestled in a green setting in the heart of a peaceful and sought-after neighborhood, this stunning contemporary villa will charm you with its refined architecture, high-end features, and absolute comfort.

From the moment you enter, you'll be captivated by the vast cathedral-style living room of over 70 m², bathed in natural light thanks to large sliding glass doors opening onto a magnificent south-facing terrace and a heated pool. The open-plan, fully equipped kitchen creates a welcoming living space, perfect for entertaining family and friends.

The night area includes two beautiful bedrooms with en-suite bathrooms, as well as a spacious master suite opening directly onto the terrace — offering an intimate and privileged setting. A fourth bedroom could easily be added.

On the garden level, a secure garage of over 100 m² can accommodate several vehicles (ideal for collectors), along with a 22 m² laundry room, which can easily be converted into a guest room, workshop, or leisure space depending on your needs.

A major asset: the ceiling height allows for the creation of a mezzanine and an additional office space — perfect for remote work.

Additional features:

Underfloor heating for gentle, consistent warmth

Wood-burning stove for both charm and energy efficiency

400L thermodynamic water heater for optimized consumption

Automatic garden irrigation for easy maintenance

Perimeter alarm system for complete peace of mind

Ideally located near all conveniences, this villa offers an exceptional lifestyle, combining nature and modern living.

Contact us today to schedule a visit.

Price: €699,450 including agency fees.

Agency fees amount to 4.99%, payable by the buyer — i.e., €33,307 incl. VAT included in the listing price.
Net seller price: €666,143

Energy rating: C (121 kWh/m²/year), GHG: C (3 kgCO²/m²/year)
Estimated annual energy costs: between €900 and €1,300
(average energy prices indexed as of January 1, 2021, including subscriptions)

Information on property-related risks is available at: www.georisques.gouv.fr

For further information, please contact Johann Urvoy.
Professional liability insurance (RCP): 8054626 / CA03300AY
Trade and Companies Register (RSAC): 491 915 625

See all our listings on IMMOBA.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	140.0 m ²	NB de pièces :	5 rooms
NB de chambres :	3 bedrooms				

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

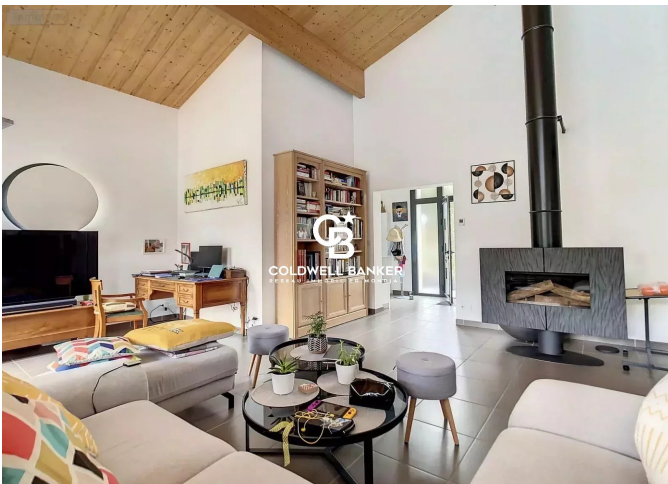
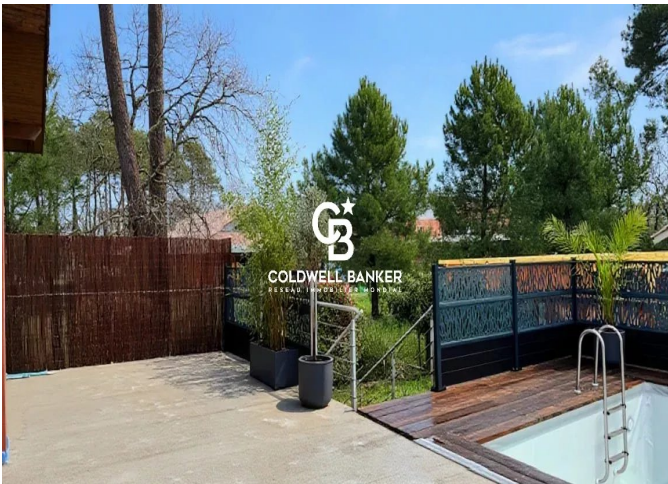
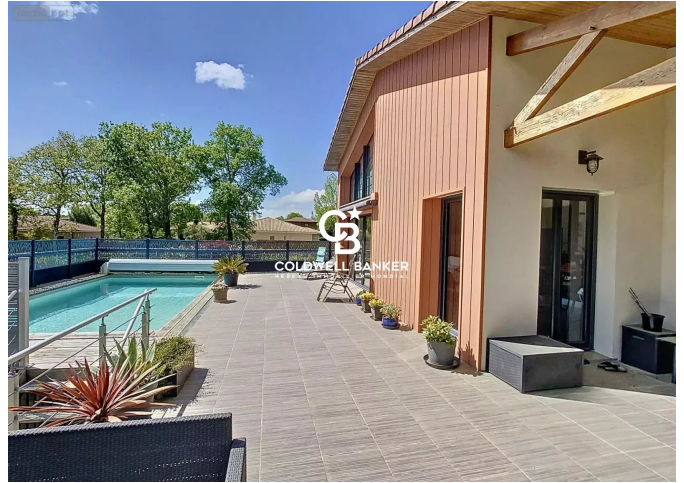
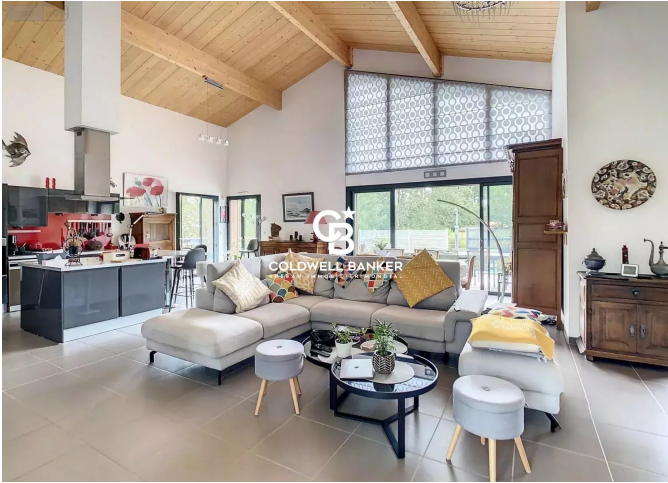
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 103

Indice d'émission de gaz à effet de serre (GES) : A 3



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