

Maison Lège-Cap-Ferret 300 m²



PRIX DE VENTE : 3 990 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Nestled in the highly sought-after village of L'Herbe, sheltered from view and set within a lush landscaped garden, this exceptional property boasts panoramic views over the Bay.

This elegant, contemporary-style villa offers generous living spaces, including a bright and spacious living room opening onto the scenery, as well as 7 bedrooms, each with its own en-suite bathroom.

Outdoors, the amenities are equally impressive: swimming pool, multiple terraces, a pool house, and a summer kitchen—perfect for enjoying the idyllic surroundings.

Property sold fully furnished.

Sale price: €3,990,000, including €190,000 agency fees (5%) payable by the buyer.

Energy rating: C (117) – GHG: C (23)

Estimated annual energy costs: between €2,240 and €3,090.

For further information, please contact Jean-François ZORZ.

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Information regarding potential risks for this property is available upon request or on the Géorisques website:
www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	300.0 m ²	NB de pièces :	9 rooms
NB de chambres :	7 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) : C 114

Indice d'émission de gaz à effet de serre (GES) : C 23



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