

Maison Lège-Cap-Ferret 135 m²



PRIX DE VENTE : 2 080 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Immoba Realty, Cap Ferret agency, invites you to discover this property ideally located in the centre of Cap Ferret, just a few steps from the Arcachon Bay and the local market, offering the perfect blend of conviviality and comfort.

The main house features four bright and spacious bedrooms, ideal for hosting family and friends. The generous living areas include a large living room and a dining room filled with natural light thanks to wide openings onto the outdoors. The modern, fully equipped kitchen will delight cooking enthusiasts.

The independent annexe offers two additional bedrooms, ensuring total privacy for guests. It also includes a dormitory, perfect for children or visitors, offering complete flexibility for hosting with ease.

The 700 m² plot provides a generous outdoor space, perfect for family relaxation, al fresco dining, or creating a lush garden.

Agency fees are payable by the buyer: 3.98%, or ninety-five thousand euros.

DPE: 120 kWhep/m².year | GES: 7 kg eqCO₂/m².year

Estimated annual energy costs: between €1,570 and €2,124.

Information regarding potential property-related risks is available on the Géorisques website:
www.georisques.gouv.fr

Contact

For more information or to arrange a private viewing, please contact Jean-François ZORZ.

Discover all our properties on IMMOBA.

CARACTÉRISTIQUES

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|------------------|------------|-----------|----------------------|----------------|---------|
| Type de bien : | Maison | Surface : | 135.0 m ² | NB de pièces : | 7 rooms |
| NB de chambres : | 6 bedrooms | | | | |

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

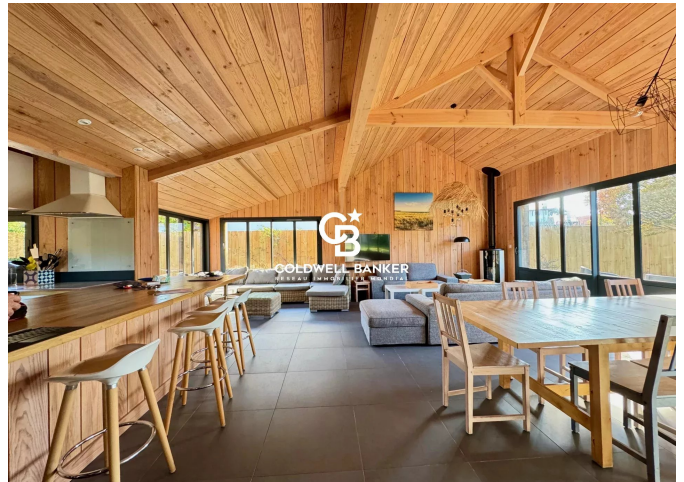
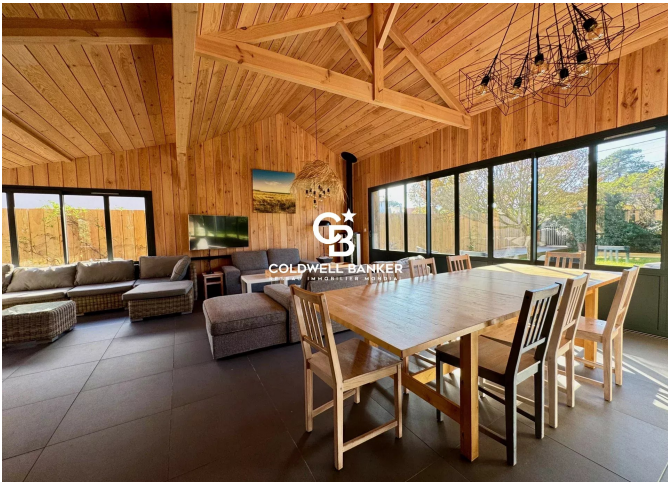
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 131

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



COLDWELL BANKER
EUROPA REALTY



182 boulevard de la République
France, 33510, Andernos-les-Bains



TÉL : +33556269214
immoba@coldwellbanker.fr