

Maison Lège-Cap-Ferret

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PRIX DE VENTE : 1 942 500 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

EXCLUSIVITÉ

## DESCRIPTION

Coldwell Banker Cap Ferret Immoba

Discover a unique opportunity to acquire a home full of potential, nestled in one of the most sought-after neighborhoods in the region. With its charming garden adorned with local flora and indigenous trees, this property offers a natural haven of peace, perfect for relaxing outdoors.

The house itself is a blank canvas ready to welcome your personal vision. It provides an ideal setting to realize your aspirations in design and interior decoration.

Moreover, this house enjoys an unbeatable location. Situated in a sought-after neighborhood, it provides easy access to both the Bassin and Ocean beaches while maintaining a serene and preserved atmosphere.

Feel free to contact us today to arrange a visit and begin envisioning the home of your dreams. Consumption rating : en cours

Emission rating : no applicable

Approximate energy costs per year:

The agency fees of 5% equating to 92 500€ are borne by the buyer.

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Contact Johann Urvoy.

Assurance responsabilité civile professionnelle (RCP) : 8054626 / CA03300AY, Registre du commerce et des sociétés (RSAC) : 491 915 625.

All our properties are on IMMOBA.

## CARACTÉRISTIQUES

Type de bien : Maison NB de pièces : 3 rooms

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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) : Not applicable -1

Indice d'émission de gaz à effet de serre (GES) : Not applicable -1



**COLDWELL BANKER**  
**EUROPA REALTY**



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