

## LUXURY VILLA IN LÈGE-CAP-FERRET+ HEATED SWIMMING POOL + INDEPENDENT STUDIO



### INFORMATION

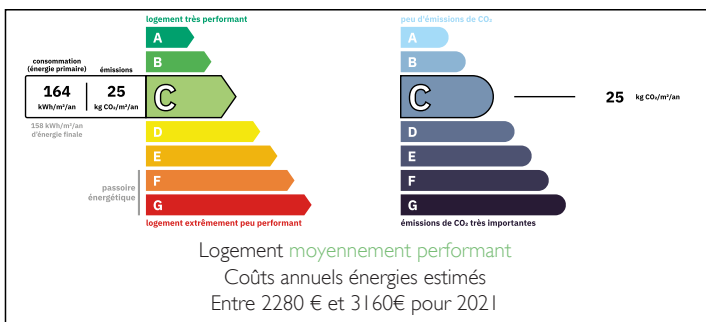
Town:	Lège-Cap-Ferret
Department:	Gironde
Bed:	5
Bath:	3
Floor:	260 m2
Plot Size:	1100 m2

### IN BRIEF

Discover this magnificent house, ideally located on a generous plot of 1103 m<sup>2</sup>. With its numerous amenities and well-appointed spaces, this property offers a comfortable and welcoming living environment, just 10 minutes walk from the Arcachon Bay beach.



### ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 4027 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Ground floor :

- A spacious entrance which leads to a large living and dining room, perfect for entertaining family and friends.
- An equipped kitchen, ideal for cooking enthusiasts.
- A suite comprising a bedroom, a living room with kitchen area, and a bathroom with shower and toilet, offering a private and functional space.

1st Floor :

- Two bright bedrooms with balconies and terraces, offering picturesque views of the surrounding area.
- An additional bathroom with toilet, for optimal comfort.

Basement :

- An independent studio with bedroom, kitchen area, living room, and bathroom with toilet, perfect for welcoming guests or for use as a rental space.
- A large hallway serving a laundry room, a workshop, and a large office room, offering versatile layout possibilities according to your needs.

Exterior:

Enjoy sunny days in the well-kept garden, complete with a heated swimming pool, where you can relax in complete tranquillity.

A practical garden shed for storing your outdoor tools and equipment.

Sold fully furnished and equipped.

Don't miss this unique opportunity to acquire such a complete and comfortable summer home. Contact us today to schedule a viewing and discover the full potential of this property for yourself.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>