

Cap Ferret 3 Bedroomed villa with large garden close to the beach



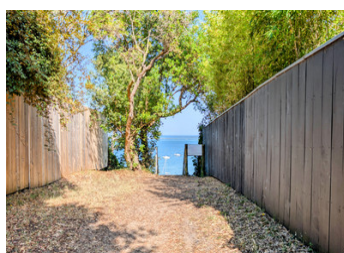
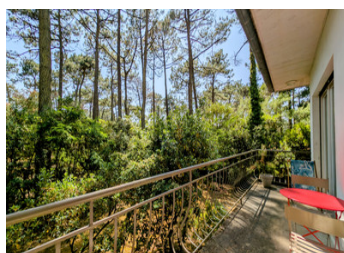
INFORMATION

Town:	Lège-Cap-Ferret
Department:	Gironde
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	1400 m2

IN BRIEF

Just 100 m from the beach. In the heart of its 1400m2 garden, this bright 110m2 house features a spacious living room opening onto a large terrace, 3 bedrooms, each with its own balcony, a cellar in the basement, a double garage, and a space offering development possibilities. The whole property is well maintained.

A corner of paradise waiting for you to create your own lifestyle just a stone's throw from the Marina.

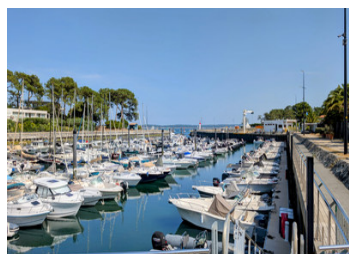


ENERGY - DPE

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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.



DESCRIPTION

An exceptional, privileged location in a peaceful setting 100 meters from the beach. In the heart of its garden, sheltered from view, you'll discover this house surrounded by terraces where life is good. Built in the 70's, this villa is built on a basement where you'll have the option of creating a master suite with independent access.

The main rooms are luminous, a living room with large bay windows, a kitchen with access to the terrace, 3 bedrooms each with its own balcony, 2 shower rooms, at the end of the hallway a staircase will lead you to the garden level in this basement a large storeroom and a double garage.

The whole property is well maintained. 1400 m2 garden planted with trees and fenced.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES