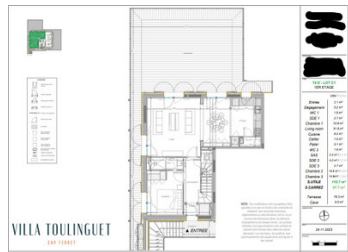


Exceptionally Renovated Duplex in the Heart of Cap Ferret: 3-bed 3 bathrooms 80 m terrace 2 parking spots



INFORMATION

Town:	Lège-Cap-Ferret
Department:	Gironde
Bed:	3
Bath:	3
Floor:	96 m ²
Outside Space:	80 m ²

IN BRIEF

Nestled in the heart of Cap Ferret, this rare duplex sits within a stunningly restored traditional residence of just four apartments.

The first floor features an entrance hall, a bright and spacious living room opening onto a large terrace, a stylish open kitchen with premium appliances, and a bedroom with an en-suite shower room.

Upstairs, two generous bedrooms each have their own shower room for ultimate privacy and comfort. A cellar and two private parking spaces complete this outstanding property.

Enjoy an elegant and peaceful setting surrounded by greenery — the perfect home to experience the Cap Ferret lifestyle all year round.

Key Features

Beautifully renovated Ferret-Capien residence

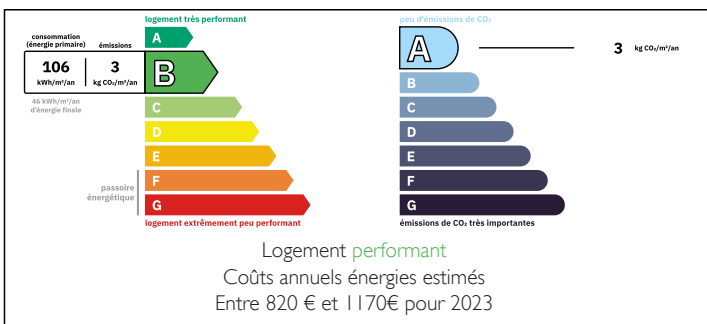
Expansive 80 m² terrace with open views of pine

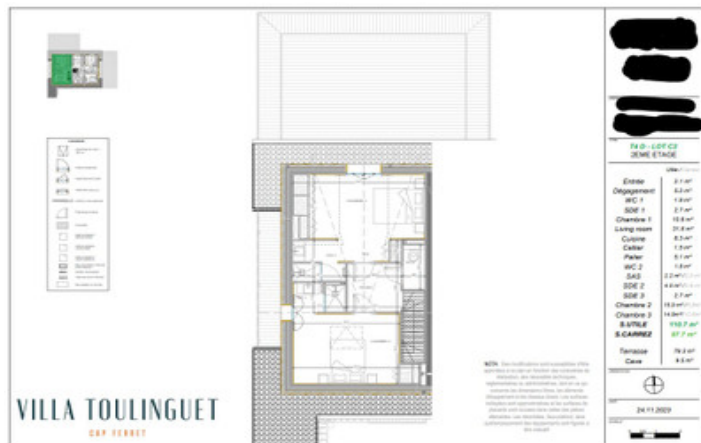
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

Perfect blend between villa and apartment living

ENERGY - DPE





LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

In the heart of Cap Ferret, within a beautifully architect-renovated Ferret-Capien residence divided into four apartments, discover this rare duplex that perfectly blends authentic charm with modern elegance.

Ideally located just minutes from beaches, shops, and restaurants, this high-end property offers a serene and private setting surrounded by lush greenery.

On the first level, you'll find an entrance hall leading to a bright and spacious living area that opens onto a large terrace of approximately 80 m², offering an unobstructed view of the pine forest and dunes. The open-plan kitchen, fully fitted with top-quality appliances, integrates harmoniously with the living space. A bedroom with its own shower room completes this floor.

The upper level features two generous bedrooms, each with its own private shower room, ensuring both comfort and privacy.

Finishes are of the highest standard, with elegant woodwork and reversible air conditioning throughout. A cellar and two parking spaces add to the property's appeal.

A true balance between a villa and an apartment, this exceptional duplex offers the feeling of being on holiday all year round—just steps from the Bay and Ocean beaches, the local market, and the vibrant atmosphere of Cap Ferret.

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