



EXCLUSIVE - L'HÉRBE - CAP-FERRET: BEST VIEW OF THE ARCACHON BAY

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CAP-FERRET: BEST VIEW OF
THE ARCACHON BAY...



PROPERTY FACT FILE	
REFERENCE	A25532BTU33
PRICE	€ 5,250,000 £ 4,498,463* <small>*agency fees included: 5 % TTC to be paid by the buyer (5 000 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	5
ACCOMMODATION	195 m²
LAND	1225 m²
TOWN	Lège-Cap-Ferret
DEPARTMENT	Gironde
LOCATION	Coastal
TYPE	Maison de Vacances
CONDITION	Good condition
FEATURES	Seaview, Electricity on site, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



Fabulous 5-bedroom 4-bathroom vacation home boasting over 195 m² of living space with 270 degree views of the Arcachon Bay. Landscaped luxurious garden extending to oyster village and beach on the bay.
Unique 1960s architect boat bow-shaped design.

DESCRIPTIF

L'HERBE - On the heights of this magnificent oyster farming village you will discover an exceptional property. Situated at the top of the dune, this villa offers an incredible view of the Arcachon Bay. Facing east, the house has magnificent light with large sliding-glass doors onto the long wrap-around balcony. A place of relaxation and moments of joy await you thanks to its warm volumes and its outdoor spaces.

In spring, summer or even winter, the bay's scenery and activity never ceases to amaze. In the large living/dining room, equipped with a fireplace, you will all you need to spend hours watching the boats go by or reading a novel bathed in sunshine. The room is completely open with a triple exposure to bring in light. On the same floor there are 3 bedrooms each with its own bathroom.

On the garden level, a corridor leads to two large bedrooms with a bathroom each. A separate WC is located at the end of the corridor. Access to the garage, boiler room and laundry room is also located on this level. Enjoy this breathtaking view of the Arcachon Basin which allows you to see the l'Île aux Oiseaux, Arcachon and the Dune du Pyla. Labelled "The best view in Cap-Ferret", all that's left is for you to discover it for yourself.

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

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A25532BTU33>

COMPLETE FILE AND PHOTO ON REQUEST

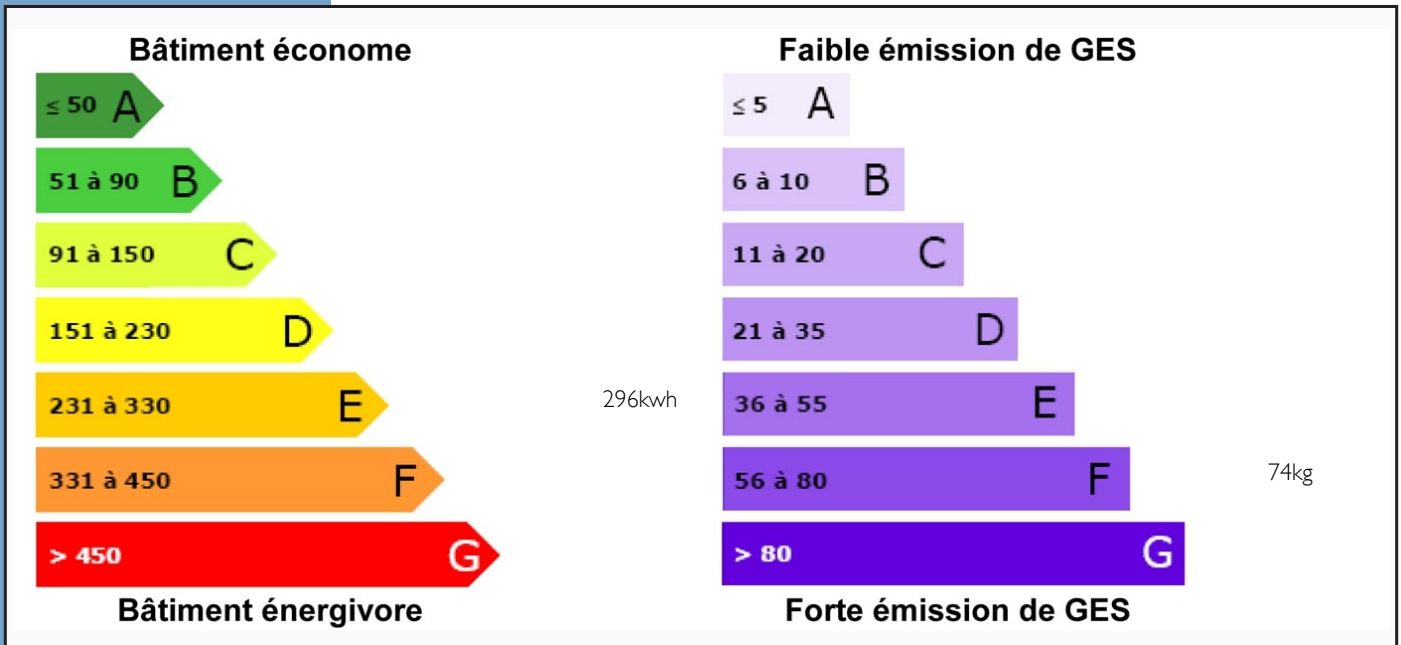
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ENERGIE-DPE



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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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