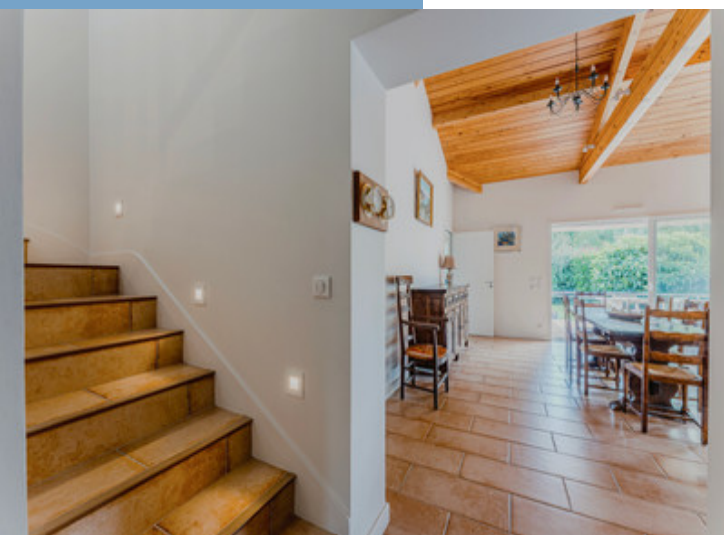




EXCEPTIONAL ARCHITECT-DESIGNED VILLA  
WITH SIX BEDROOMS IN LÈGE-CAP-FERRET, LÉGÉ  
BOURG.



EXCEPTIONAL  
ARCHITECT-DESIGNED  
VILLA WITH SIX  
BEDROOMS IN  
LÈGE-CAP-FERRET, LÉGÉ  
BOURG....



PROPERTY FACT FILE	
REFERENCE	A38814EPR33
PRICE	€ 699,200 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (674 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	170 m <sup>2</sup>
LAND	800 m <sup>2</sup>
TOWN	Lège-Cap-Ferret
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House
CONDITION	
FEATURES	Mains Drains, Private parking, Detached
*Price based on current exchange rate which is subject to change	





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Ref : A38814EPR33

This architect-designed villa, built in 2015 located in a calm residential area, offers 170 m<sup>2</sup> of living space with a total of six bedrooms three of which are on the ground floor which is also fully accessible to people with reduced mobility.

## DESCRIPTIF

Architect-Designed Villa – Elegance, Light & Tranquility Near the Ocean

Set in a peaceful, leafy environment, this villa, built in 2015, offers approximately 170 m<sup>2</sup> of refined living space on a beautifully landscaped 800 m<sup>2</sup> plot. Ideally located close to the town center, shops, and amenities, it is just minutes from the Atlantic beaches of Grand Crohot and the region's charming oyster-farming villages. The international airport is less than 45 minutes away.

From the moment you enter, you'll be captivated by the elegant lounge of 40m<sup>2</sup> which features a fireplace with heat recovery system and is enhanced by a magnificent exposed traditional timber frame, creating a warm atmosphere. The fully fitted and equipped kitchen of 13M<sup>2</sup> is complemented by a 5m<sup>2</sup> utility room.

The ground floor also offers three comfortable bedrooms 14 & 15m<sup>2</sup> with built-in wardrobes, a modern shower room with WC, a separate bathroom, and a stylish guest WC with hand basin. The entire ground floor is designed for people with reduced mobility including a ramp to enter the house.

Upstairs, three additional bedrooms 12 & 13m<sup>2</sup>—each with ample storage—share a second shower room and a separate toilet.

Outdoor Features & Amenities:

Fully enclosed mature garden suitable for a swimming pool.  
Dedicated beach-return area with shower, sink, and 8 m<sup>2</sup> storage room for all your needs.

13 m<sup>2</sup> bicycle garage

Energy-efficient heating via heat pump

High-end finishes and quality materials throughout

This r

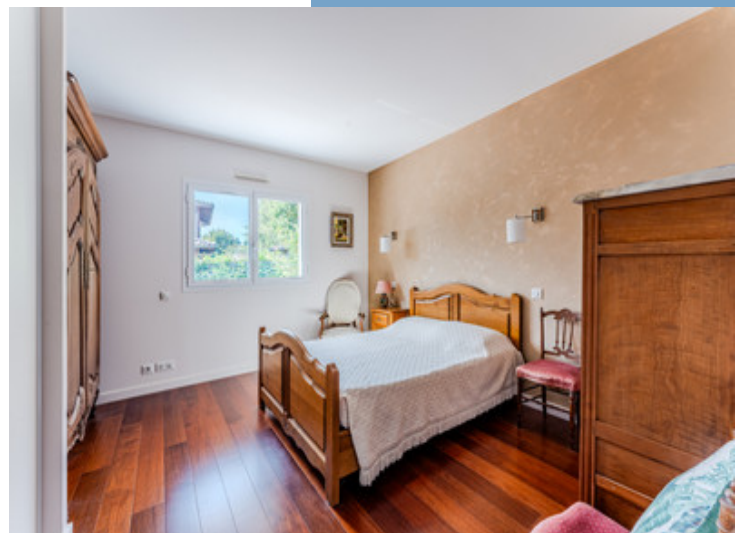
More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38814EPR33>

COMPLETE FILE AND PHOTO ON REQUEST



Suggestion d'aménagement réalisée par IA



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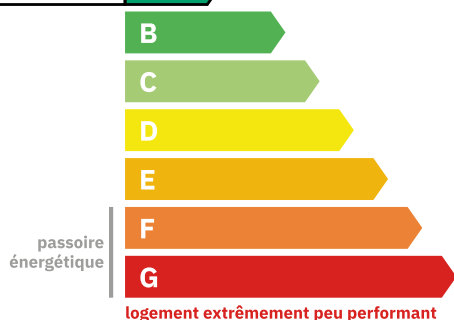
## ENERGIE-DPE

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

consommation (énergie primaire) émissions logement très performant

**60** | **1**  
kWh/m²/an | kg CO₂/m²/an

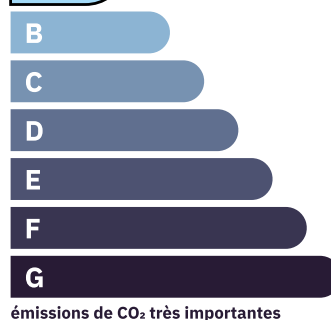
26 kWh/m²/an  
d'énergie finale



peu d'émissions de CO₂

**A**

**1** kg CO₂/m²/an



Property **Very efficient**  
Estimated annual energy costs  
between 670 € and 940€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A38814EPR33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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