



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

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PROPERTY FACT FILE

REFERENCE	A41603EPR33
PRICE	€ 669,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (644 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	170 m ²
LAND	800 m ²
TOWN	Lège-Cap-Ferret
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, Private parking, High speed internet

*Price based on current exchange rate which is subject to change



Suggestion d'aménagement réalisée par IA

- Terrasse
- Suitable for people with reduced mobility
- Parking
- High speed internet
-

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This architect-designed villa, built in 2015 located in a calm residential area, offers 170 m² 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.

DESCRIPTION

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

Set in a peaceful, leafy environment, this villa, built in 2015, offers approximately 170 m² of refined living space on a beautifully landscaped 800 m² 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 40m² 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 13M² is complemented by a 5m² utility room.

The ground floor also offers three comfortable bedrooms 14 & 15m² 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 & 13m²—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 m² storage room for all your needs.

13 m² bicycle garage

Energy-efficient heating via heat pump

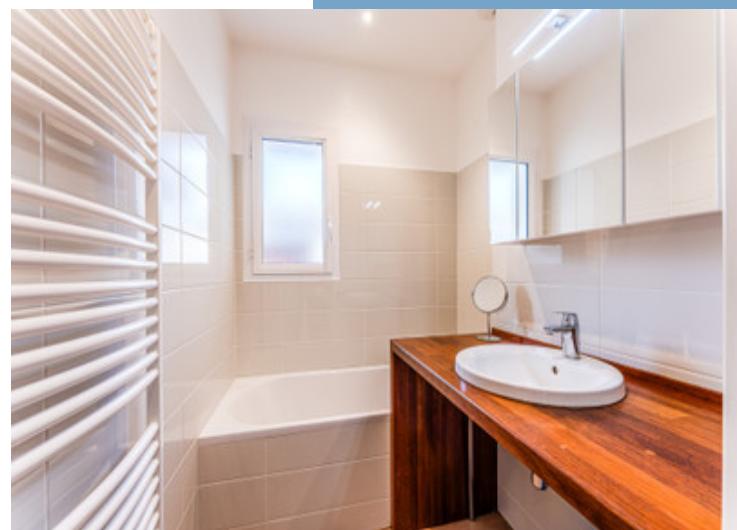
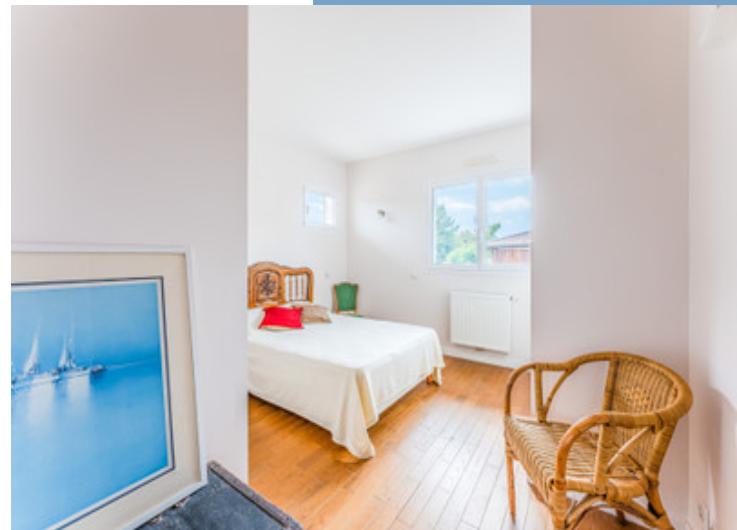
High-end finishes and quality materials throughout

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More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A41603EPR33>

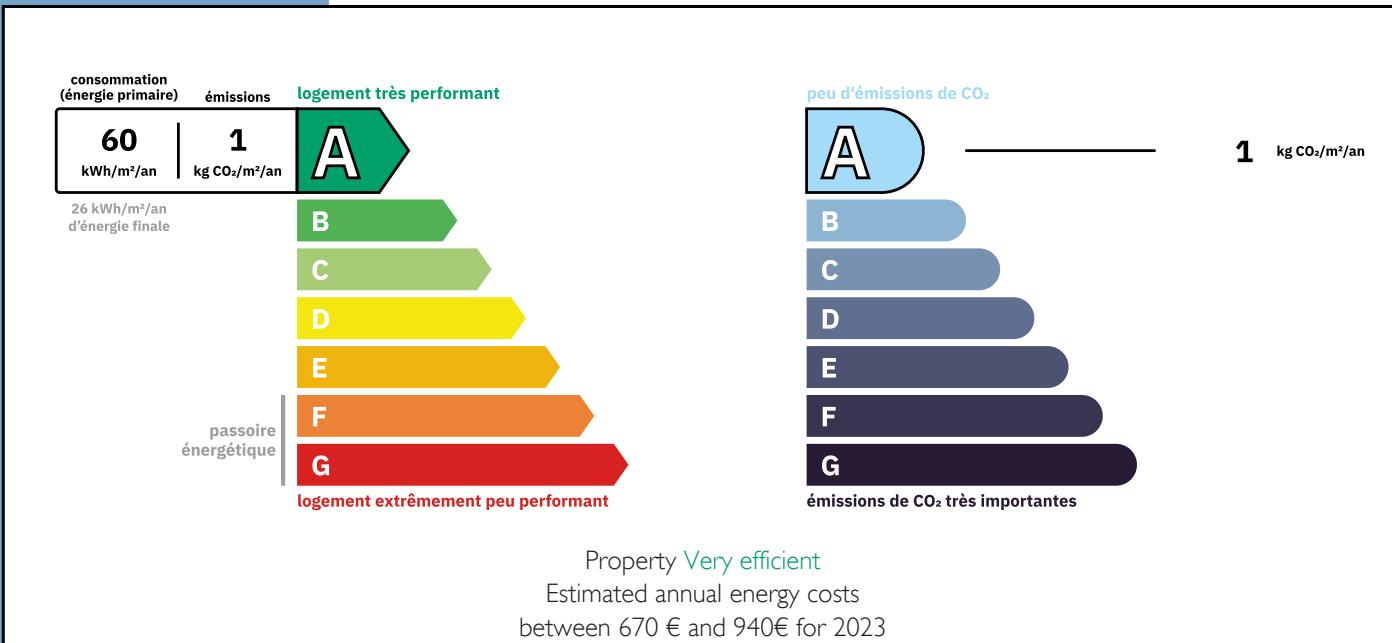
COMPLETE FILE AND PHOTO ON REQUEST



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ENERGIE-DPE



NOTICE

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CONTACT

Réf : A41603EPR33

FILE COMPLETE
AND PHOTOS
ON REQUEST

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