

## Exclusive - L'Hérbe - Cap-Ferret: Best view of the Arcachon Bay

### EXCLUSIVE



### INFORMATION

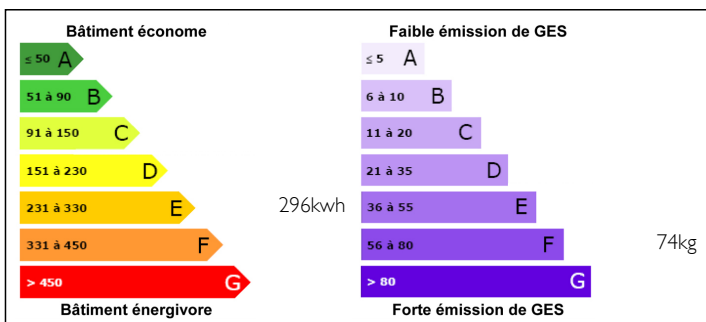
Town:	Lège-Cap-Ferret
Department:	Gironde
Bed:	5
Bath:	5
Floor:	195 m2
Plot Size:	1225 m2

### IN BRIEF

Fabulous 5-bedroom 4-bathroom vacation home boasting over 195 m<sup>2</sup> 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.



### ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 1834 EUR**

## NOTES

## DESCRIPTION

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.

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