LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A24109EPR33 Price: 624 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (600 000 EUR without fees)

2 bedroom Arcachonaise style house and its garden in Lège-Cap-Ferret close to the beach.















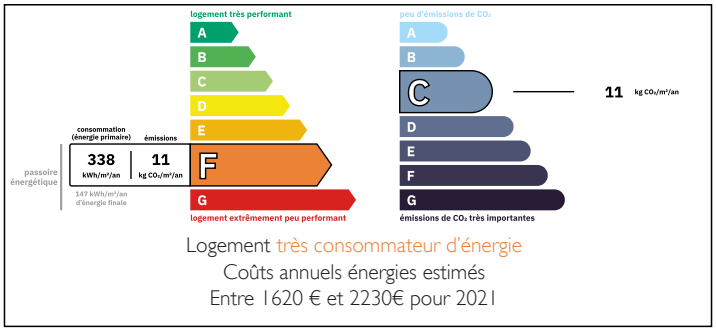
INFORMATION

Town:	Lège-Cap-Ferret
Department:	Gironde
Bed:	2
Bath:	1
Floor:	79 m2
Plot Size:	363 m2

IN BRIEF

Arcachonaise style house with two bedrooms, set in a beautiful location in Lège-Cap-Ferret. Walking distance to the beach, restaurants and shops.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1620 € et 2230€ pour 2021

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.

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DESCRIPTION

This quaint single storey house is set in a dream location close to the beach shops and restaurants.

It offers a living/dining area with two bedrooms, a fully equipped kitchen which opens onto a wooden terrasse area, a shower room and separate toilet.
The garden is private and has plenty of space to dine outdoors.

You are within walking distance to the beach,shops, and restaurants. It is also less than a 1 hour's drive from Bordeaux airport.

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

LOCAL TAXES

Taxe foncière: **709 EUR**

NOTES