LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44457EPR33 Price: 599 000 EUR

agency fees included: 3 % TTC to be paid by the buyer (580 000 EUR without fees)

Bassin d'Arcachon: Exceptional Architect-Designed Villa handicap accessible with six bedrooms in Lège. DPE A







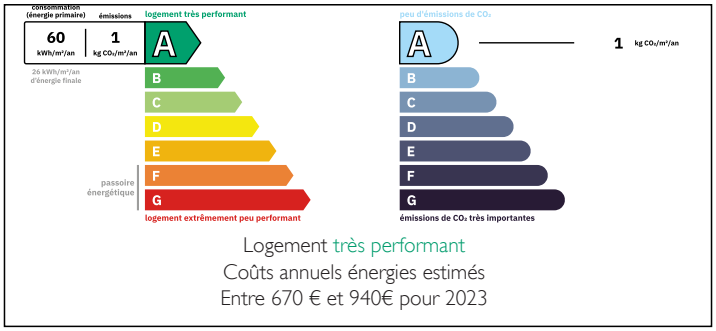








ENERGY - DPE



INFORMATION

Town:	Lège-Cap-Ferret
Department:	Gironde
Bed:	6
Bath:	3
Floor:	170 m2
Plot Size:	800 m2

IN BRIEF

This lovely 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.

The living area has beautiful cathedral ceilings, a fully equipped kitchen and an ajoining utility room. There are three shower rooms/bathrooms.

Built with quality materials such as alimnium windows with intergrated electric stores, a heat pump, videophone, fibre, satellite.
The gardens are private and well maintained.
You'll enjoy its proximity to the town center and all local amenities.
The Atlantic beaches of Grand Crohot and the first oyster-farming villages are less than 10 minutes away by car.
Bordeaux Airport is just 40 minutes away.

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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LOCAL TAXES

Taxe foncière:	**1928 EUR**

NOTES

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.
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

This rare property perfectly combines elegance, functionality, and a privileged lifestyle—ideal as a