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## Pretty Landes with outbuilding in Lège-Cap-Ferret

Gironde , Nouvelle Aquitaine



**€780,000**

inc. of agency fees

4 Beds    1 Baths    170 sqm    0.1 ha

Charming Landes of approximately 170 m2 very well located on a plot of 980 m2 perfectly wooded. This house, entirely on one level, has a large living room with fireplace, a fully equipped kitchen, all...

### At a Glance

<b>Reference</b>	MFH-EAB1764EAAR	<b>Near to</b>	Bordeaux	<b>Price</b>	€780,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Charming Landes of approximately 170 m2 very well located on a plot of 980 m2 perfectly wooded. This house, entirely on one level, has a large living room with fireplace, a fully equipped kitchen, all opening onto the garden, terraces and swimming pool. In the extension, four comfortable bedrooms. A shower room and a bathroom complete the comfort of this property. Outside, a beautiful outbuilding of 20 m2, a summer kitchen

and a large garage. The whole is ideally located in a quiet area, and close to the center of Lège Bourg.  
ENERGY CLASS: D/ CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,840 and EUR2,550.  
Philippe Esteve (EI)

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€780,000

## Key Information

Internal Area:	170 sqm
Land Area:	0.1 ha

## Location: Nouvelle Aquitaine



## Gallery





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