

[Click to view MFH-EAA122](#)

## Exceptional Villa Facing The Ocean

Gironde , Nouvelle Aquitaine



**€2,150,000**

inc. of agency fees

350 sqm

Located at the tip of Cap Ferret, five minutes walk from the beaches of the Ocean with direct access, this beautiful villa of 350m2 with garden and swimming pool was completely renovated in 2014. Distributed...

### At a Glance

**Reference** MFH-EAA122

**Near to** Arcachon

**Price** €2,150,000

**Pool** No

**Hab.Space** 350 sqm

**Land Tax** N/A

### Property Description

Located at the tip of Cap Ferret, five minutes walk from the beaches of the Ocean with direct access, this beautiful villa of 350m2 with garden and swimming pool was completely renovated in 2014. Distributed on two independent levels, the ground floor, west of 170m2 offers a beautiful living room with fireplace 60m2 with veranda and American kitchen, all lined with a wooden deck that runs around the pool. In the background the decorator has redefined the three rooms and their respective bathrooms. A second level opens

onto a semi sun-shade wood terrace that leads to a living room with fully equipped kitchen. This plateau of 140 m<sup>2</sup> offers four bedrooms and four bathrooms. An “annex” of 30m<sup>2</sup> runs along the pool and offers the possibility of 6 additional beds all against the summer kitchen and its bodega. In the shelter of the dune, in a privileged location, this quiet house perfect for moments of sharing, offers a real comfort in the heart of the forest.

Les honoraires TTC sont à la charge du vendeur.

## Summary

Property type: House  
Price: €2,150,000

## Key Information

Internal Area: 350 sqm

## Location: Nouvelle Aquitaine



## Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates