COLDWELL BANKER
EUROPA REALTY

Apartment Pyla-sur-Mer 54 m²



SALE PRICE : 810 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

281, Boulevard de la Côte d'Argent
France, 33120, Arcachon

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Just 50 metres from the beach and less than one kilometre from Le Moulleau, this 54.09 m² Carrez apartment is located within an iconic historic building in Pyla-sur-Mer.

Completely redesigned in 2023 by the architectural firm, it stands out for its high-end finishes and an elegant combination of raw materials: wood, polished concrete and metal.

The living area comprises a bright living room and a fitted kitchen with rounded lines that follow the tower's architecture. The sleeping area includes two bedrooms, each with its own en-suite shower room, as well as a laundry room.

Outside, a 15 m² south-facing terrace, laid with terracotta and equipped with an outdoor shower, offers an intimate relaxation space, not overlooked and sheltered from noise.

Two cellars and two parking spaces complete the property.

A privileged address, a few steps from the ocean, combining architectural character, contemporary features and tranquility.

€808,000 (including agency fees), of which €40,000 in agency fees payable by the buyer.

The co-ownership comprises 15 main lots. No legal proceedings are pending.
Diagnostics are in progress.
Charges: €430/year

For further information, please contact Daria VLASOVA, Independent Sales Agent
RSAC No.: 883 973 448 RCP No.: MMA127100479.

All of our properties can be found on IMMOBA.

Information on the natural, mining and technological risks to which this property is exposed can be consulted on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	54.09 m²	Number of rooms:	4 rooms
Number of bedrooms:	2 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): In progress -2

Greenhouse gas emissions (GHG) index: In progress -2

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