COLDWELL BANKER
EUROPA REALTY

Apartment Pyla-sur-Mer 108 m²



SALE PRICE : 895 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

In the heart of a small co-ownership of just 3 units, discover this beautifully renovated apartment that feels like a house — just a few minutes' walk from the beaches of Pyla-sur-Mer, local shops, and restaurants.

With a total surface area of 108 m² over two levels, the apartment offers:

Main level (ground floor):

Bright and spacious south-east facing living room

Open-plan kitchen fitted with high-end appliances

One bedroom with its own shower room

Separate WC

Lower level:

Hallway leading to two additional bedrooms, each with its own shower room

Second separate WC

Standout feature:
A 400 m² private garden, rare for this location, with two terraces — perfect for enjoying sunny days or relaxing in the shade of oaks and mimosas.
A secure private parking space is also included.

Energy performance:

DPE: B (81 kWh/m²/year)

GHG: A (3 kg CO_2/m²/year)
Estimated annual energy costs: €704 – €952 (based on 2021 prices)

Co-ownership of 3 main residential lots

No ongoing legal proceedings

Sale price: €895,000 agency fees included
Agency fees: €37,000 incl. VAT (4.3%), payable by the buyer
Net seller price: €958,000

For more information, contact Céline HARTENSTEIN, Independent Sales Agent
RSAC No. 987 559 929 – RCP No. 127 100 479

Find all our listings on IMMOBA

Check natural, mining, or technological risks related to this property at: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	108.0 m²	Number of rooms:	4 rooms
Number of bedrooms:	3 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 81

Greenhouse gas emissions (GHG) index: A 3

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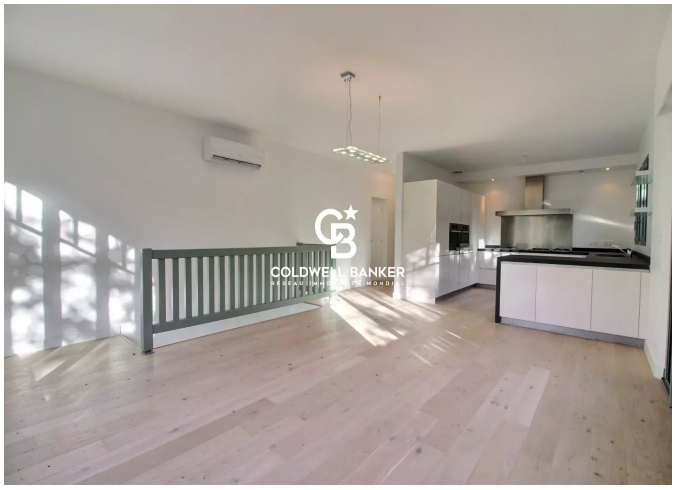









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