COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 136 m²



SALE PRICE : 2 288 000 €

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 landscaped garden of more than 1,000 m², the villa enjoys an elevated position offering a beautiful view over the canopy and the Arcachon Bay.

Bathed in light, the living area, with a cathedral ceiling and fireplace, opens onto a terrace facing the Bay. A separate kitchen completes this space.

The sleeping area includes four bedrooms, including a suite with a shower room, as well as a second shower room.

A double garage and a laundry room complete the property.

Private and preserved, the garden is suitable for a swimming pool and offers the possibility of extension.

A rare villa, combining views, tranquility and proximity to the beaches and shops.

€2,288,000 including agency fees, of which €88,000 are agency fees, i.e. 4% payable by the buyer.

(D) 213 kWhEP/m².year / (D) 45 kgCO2eq/m².year

For more information contact Daria VLASOVA, Independent Sales Agent
RSAC no.: 883 973 448 RCP no.: MMA127100479.
Find all our properties on IMMOBA.

Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	136.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 213

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