COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 145 m²



SALE PRICE : 1 780 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

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immoba@coldwellbanker.fr

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DESCRIPTION

Prime location in a sought-after area of Pyla-sur-Mer, close to the Cercle de Voile, for this single-level property set within a landscaped 2,700 m² south-facing garden.

This villa, with high-end finishes and a modern layout, offers a spacious 70 m² living area, bathed in light thanks to its windows on three sides, with access to large terraces and a pool with forest views.

The sleeping area offers four bedrooms, including two master suites.

Good potential for development with an approved project for an additional 203 m² of construction.

Energy performance: 117 kWhEP/m².year (C) and GHG: 5 kg CO2-eq/m².year (A). Previous version

Price: €1,780,000 (fees included), including €80,000 in fees, i.e. 4.7% payable by the buyer.

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

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

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FEATURES

Property type:	House	Area:	145.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 135

Greenhouse gas emissions (GHG) index: A 5

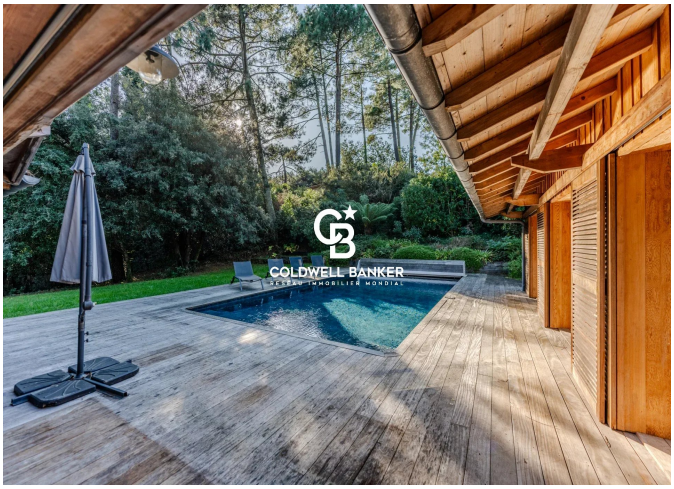
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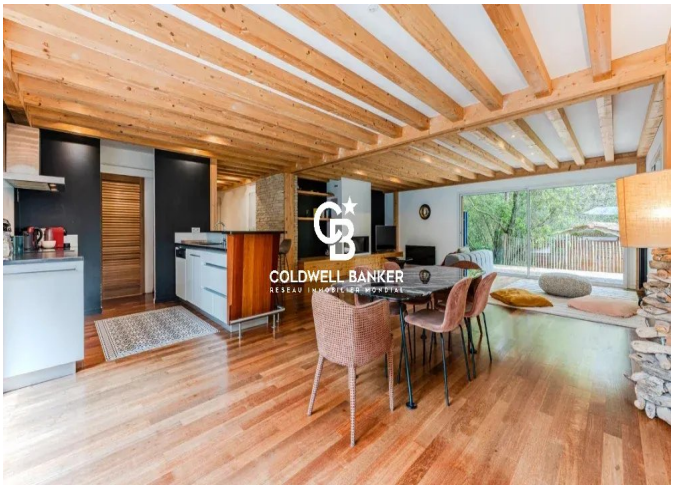
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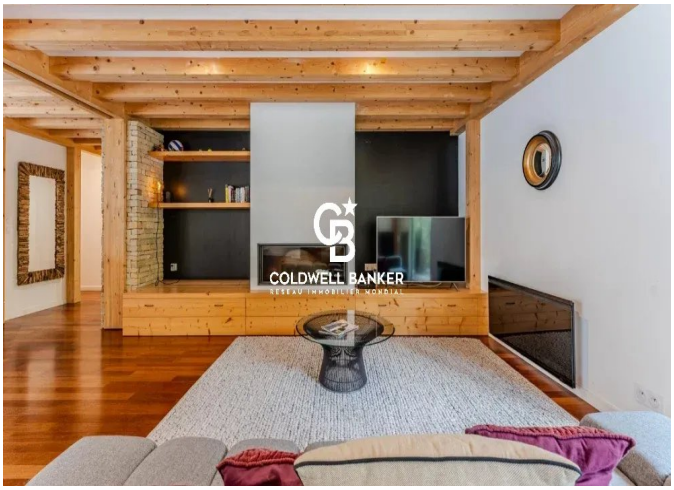












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