COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 150 m²



SALE PRICE : 1 349 250 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

This house of approximately 150 m² benefits from a privileged location in a calm, sought-after area of Pyla-sur-Mer, just a few steps from the beach and shops.

The ground floor comprises a large entrance hall, a beautiful living room, a semi-open kitchen, and a master suite.

On the first floor, a mezzanine serves two bedrooms, one of which has a long balcony, a bathroom, and a study that could be converted into a fourth bedroom.

The landscaped garden invites relaxation with a large south-facing terrace of about 100 m² and a beautiful pool offering an unobstructed view over the forest.

This property also offers strong potential for extension.

DPE 197.6 kWhEP/m².year (D) and GHG 6 kg CO2e/m².year (A).
Estimated annual energy cost: between €1,790 and €2,470.

€1,349,250 incl. agency fees, of which €64,250.000 in agency fees payable by the buyers, i.e. 5%.

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:	150.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

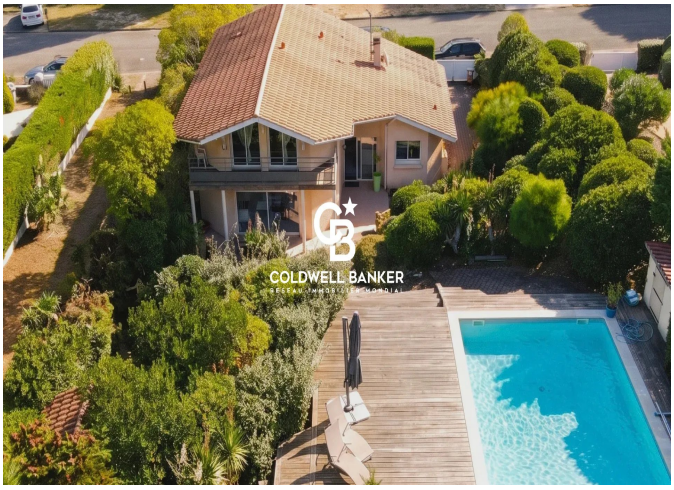
Energy performance diagnosis (EPD): D 197

Greenhouse gas emissions (GHG) index: A 6

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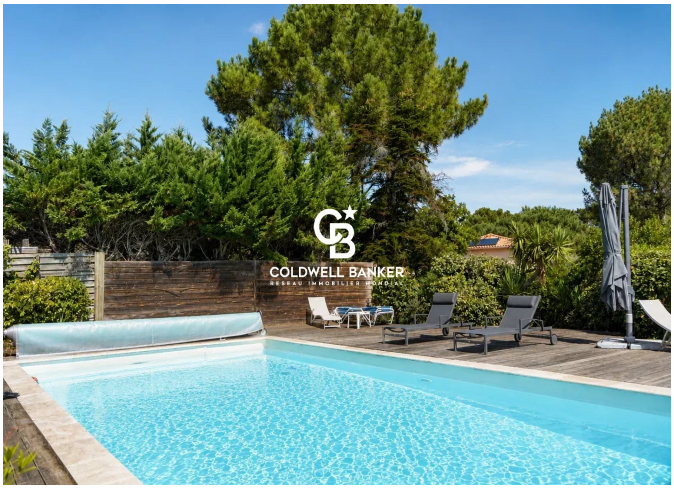
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