COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 170 m²



SALE PRICE : 6 695 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Located in one of the most sought-after areas of the Bay, in the heart of Le Moulleau and just a short walk from local shops, this rare property enjoys a privileged frontline position, offering panoramic views over the Arcachon Bay as well as direct private access to the beach.

This charming villa offers approximately 170 m² of living space and stands out for the quality of its proportions and its elegant, warm atmosphere. It comprises an entrance hall, a separate kitchen, as well as a beautiful living and dining area enhanced by a fireplace.

The night area features five bedrooms, including a master suite, providing optimal comfort for hosting family and guests.

A large garage of approximately 40 m² completes this rare property.

Outside, a spacious terrace facing the bay extends the living spaces. It features a swimming pool ideally positioned overlooking the sea, offering an exceptional setting and unforgettable sunsets.

An outstanding property combining a prestigious location, privacy, and a unique lifestyle on the Arcachon Bay.

Energy Performance Certificate (DPE): D (162)
Greenhouse Gas Emissions (GES): C (36)
Estimated annual energy costs: between €2,140 and €2,940 per year.

Price: €6,695,000 HAI, agency fees paid by the seller.

For further information about this exceptional property, please contact Marina Tonneau.

Discover all our listings on IMMOBA.

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

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FEATURES

Property type:	House	Area:	170.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	5 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 162

Greenhouse gas emissions (GHG) index: D 36

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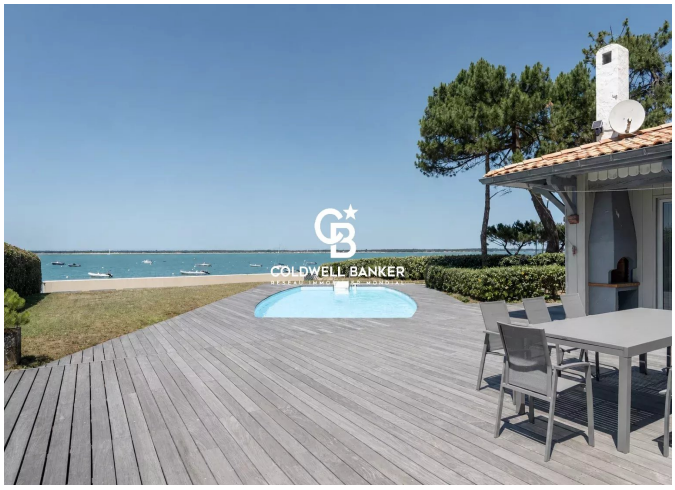









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