COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 172 m²



SALE PRICE : 1 490 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

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DESCRIPTION

Coldwell Banker Immoba Realty presents this architect-designed villa, tucked away in a privileged, peaceful and green residential setting, just a few minutes from Le Moulleau.

Offering 172 m² of living space spread over two levels, this property charms with generous volumes and an interior layout oriented towards light and nature.

The main level houses a large living area combining living room, dining room, veranda and open-plan kitchen, offering a total area of 120 m².

Bathed in light thanks to its triple exposure, this space naturally extends to a large east-facing terrace overlooking the pinewood and offering a particularly peaceful living environment.

It presents very interesting potential for refreshing and reconfiguration.

On the garden level, the sleeping area comprises five bedrooms and three shower rooms.

The landscaped garden wraps the property in a green setting, ensuring privacy and serenity. Finally, the pool area guarantees convivial moments and a place to relax.

DPE D (195)
GES B (7)
Estimated annual energy costs:

Sale price: €1,490,000; fees of €60,000 are payable by the buyer and represent 4.20% of the price.

For further information, contact Céline HARTENSTEIN
Independent Sales Agent
RSAC No. 987 559 929 RCP No. 127 100 479
Find all our properties on IMMOBA

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:	172.0 m²	Property tax:	€3.00
Number of rooms:	7 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 195

Greenhouse gas emissions (GHG) index: B 7

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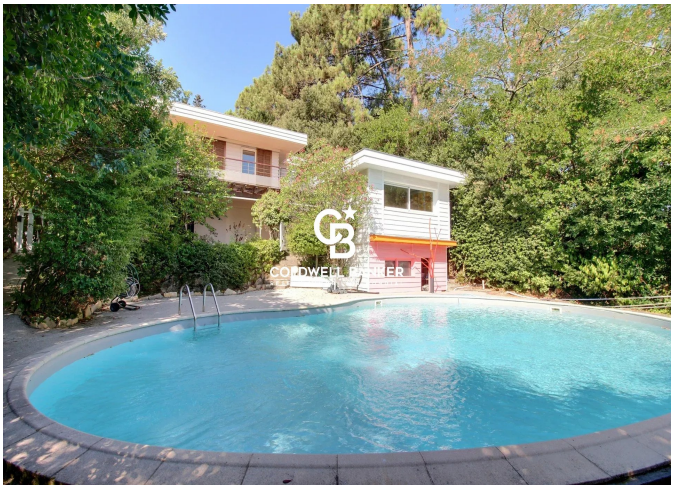
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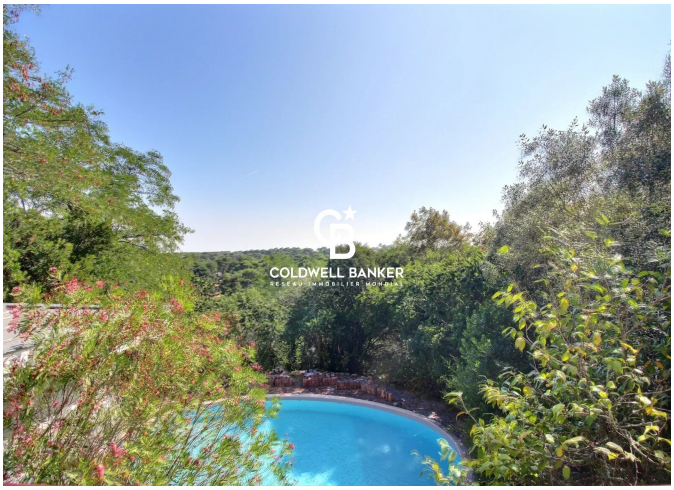
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