COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 180 m²



SALE PRICE : 1 390 000 €

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 sought-after Pyla-sur-Mer area, 700 m from the beach and shops, this character villa of approximately 210 m², built on a flat plot of more than 1,000 m², with no overlooking neighbours, benefits from a view of the forest.

Possibility to install a ground-level swimming pool, extending from the living room.

A rare villa because of its location and potential.

Energy performance certificate in progress

Price: €1,390,000 including agency fees, of which €65,000 (4.9% incl. VAT) are fees payable by the buyer (price excluding fees: €1,325,000).

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:	180.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): In progress -2

Greenhouse gas emissions (GHG) index: In progress -2

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