COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 337 m²



SALE PRICE : 3 120 000 €

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 heart of a sought-after area of Pyla-sur-Mer, within immediate proximity to the beaches and shops, discover a rare opportunity: a real estate complex totaling nearly 2,675 m2 offering remarkable potential for an exceptional project.

A distinctive property complex, ideal for lovers of rare estates and buyers seeking a heritage project with high added value in Pyla-sur-Mer.

Price: €3,120,000 including fees

Price excluding fees: €3,000,000
Fees: €120,000 incl. VAT, i.e. 4% payable by the buyer.

DPE of the first villa: E (280)
GES of the first villa: C (10)
Estimated annual energy costs: between €3,170 and €4,330.

DPE of the second villa: E (258)
GES of the second villa: E (8)
Estimated annual energy costs: between €2,106 and €2,850.

The estimates of energy expenses are established for standard use, based on the reference energy prices indicated in the diagnostics.

Complete file and additional information available on request.

For more information contact Daria VLASOVA,

Independent Sales Agent
RSAC No.: 883 973 448 RCP No.: MMA127100479.
Find all our properties on IMMOBA.

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Information on the risks to which these properties are exposed is available on the Géorisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	337.0 m²	Number of rooms:	9 rooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 258

Greenhouse gas emissions (GHG) index: B 8

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