COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 110 m²



Image de projection réalisée par Blanc Rouge Architectes

SALE PRICE : 990 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Nestled in the heart of the highly sought-after Super Pyla area in Pyla-sur-Mer, this property of approximately 110 sqm is distinguished by its peaceful, leafy and unspoiled surroundings. Located less than one kilometre from the beaches (around a 10-minute walk), it offers an ideal setting to fully enjoy the relaxed lifestyle of the Arcachon Bay.

Set on a magnificent wooded plot of over 950 sqm, this home represents a rare opportunity, perfect for a renovation project or a new-build development. Building rights allow for up to 210 sqm of living space, with the possibility of adding a swimming pool, enabling you to create a fully bespoke living environment.

Don’t miss this unique opportunity to create your own haven of peace in one of the most desirable neighbourhoods of the Arcachon Bay.

Energy performance: D (227)
Greenhouse gas emissions: B (10)
Estimated annual energy costs: between €2,340 and €3,220

Price: €990,000 (agency fees included), including 4.9% fees payable by the buyer, i.e. €47,000.

For further information about this exceptional property, please contact Marina Tonneau. Discover our full selection of 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:	110.0 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 227

Greenhouse gas emissions (GHG) index: B 10

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