COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 132 m²



SALE PRICE : 1 250 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

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DESCRIPTION

Nestled in the heart of a preserved and quintessential Pyla-sur-Mer setting, this charming Landes-style home enjoys a peaceful, green environment just 600 metres from the beach.

Offering approximately 132 sqm of living space, the property boasts generous volumes and abundant natural light, particularly in the spacious living room featuring a striking cathedral ceiling. The accommodation also includes three bedrooms, a mezzanine level offering multiple layout possibilities, and a garage.

Set on a beautiful flat plot of 1,275 sqm, this property offers excellent potential for further development, with remaining building rights available. While in good overall condition, it would benefit from some updating, allowing future owners to enhance its character while incorporating modern comforts.

A rare opportunity in Pyla-sur-Mer, ideal for creating a primary or secondary residence tailored to your lifestyle, in one of the most sought-after areas of the Arcachon Bay.

Energy Rating: E (280) – Climate Rating: C (10)
Estimated annual energy costs for standard use: between €3,170 and €4,330.

Price: €1,250,000 including agency fees
Agency fees of €50,000 (4.1% incl. VAT) payable by the buyer.

For further information or to arrange a viewing, please contact Marina Tonneau.

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Information regarding the risks to which this property is exposed is available on the Géorisques website. This property is notably subject to the following risks: wildfire exposure, mandatory vegetation clearance requirements, and coastal erosion retreat.

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FEATURES

Property type:	House	Area:	132.0 m²	Property tax:	€2.00
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 280

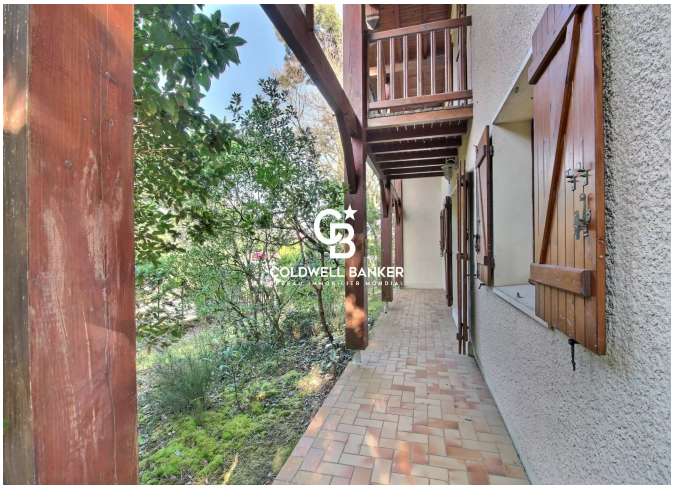
Greenhouse gas emissions (GHG) index: B 10

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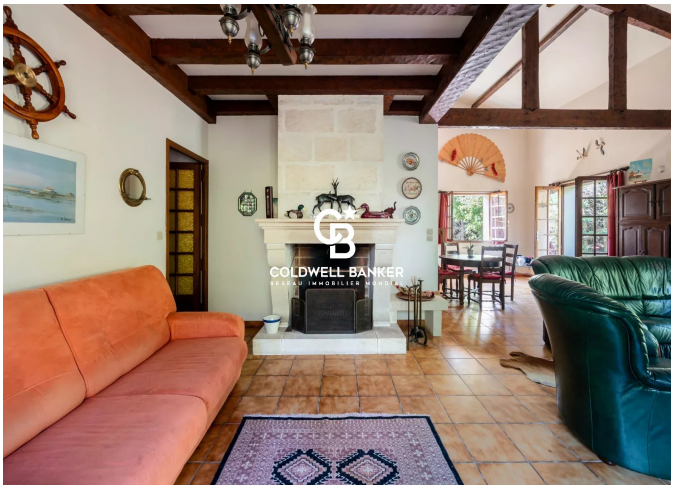
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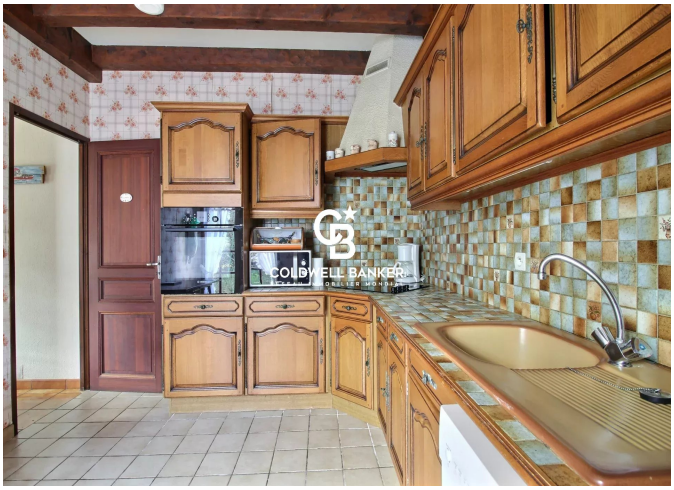
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