COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 125 m²



SALE PRICE : 1 680 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty presents a charming, typically Pyla-style villa located just 300 metres from the Bay, tucked away from view in absolute tranquillity. This traditional Landaise home offers a privileged lifestyle, combining serenity with immediate proximity to the water.

With a total surface area of approximately 155 m², the property includes 5 bedrooms and 3 bathrooms, making it perfect for hosting family and friends. A veranda extends the living space outdoors—ideal for enjoying warm evenings.

Set on a flat 900 m² plot, the home is pool-ready and offers the possibility for vertical extension, allowing you to tailor the property to your lifestyle and preferences.

Thanks to its exceptional location, just 300 metres from the beach, this home represents a unique opportunity to personalize a property in one of Pyla's most peaceful settings.

Energy rating: E (271 kWh/m²/year)
GHG rating: B (9 kg CO_2/m²/year)
Estimated annual energy costs: between €3,100 and €4,230

Price: €1,680,000 (agency fees included)
Agency fees of €75,000 (4.4%) payable by the buyer

For more information about this exceptional property, please contact Marina Tonneau.

Discover all our listings on IMMOBA.

This property is subject to the following MTN risks: forest fire, coastal erosion.
Risk information is available upon request or on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	125.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	5 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 271

Greenhouse gas emissions (GHG) index: B 9

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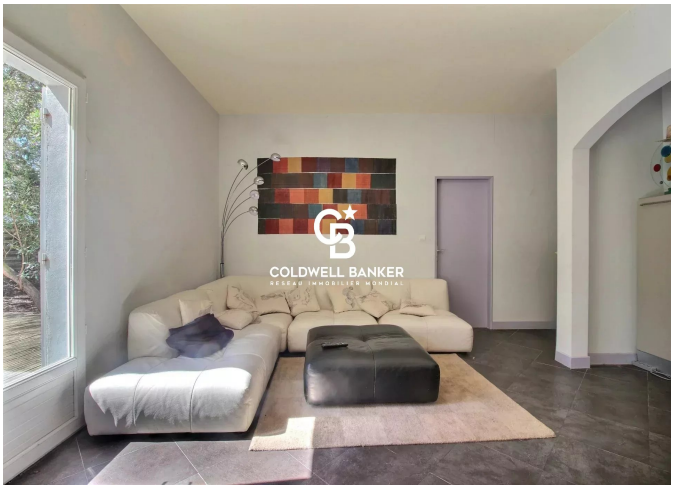
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