COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 149 m²



SALE PRICE : 1 350 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
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DESCRIPTION

In one of the most sought-after areas of the Arcachon Bay, in the heart of the highly desirable Domaine de la Forêt district, between Le Moulleau and Les Abatilles, discover this 1967 villa nestled in a privileged residential setting, surrounded by greenery and offering absolute peace and quiet.

Set on a beautifully landscaped plot of approximately 1,060 sqm, this bright family home offers around 149 sqm of living space and presents excellent renovation and extension potential.

Located just 2.3 km from the beaches, Le Moulleau and its local shops, as well as 3.4 km from Arcachon town centre and the train station, and only a 5-minute drive from the Golf Club, this property enjoys an ideal location combining nature and convenience.

The house features a spacious living/dining room with fireplace, a separate fitted kitchen, three ground-floor bedrooms including a master suite, as well as two additional garden-level bedrooms, one of which benefits from its own shower room.

Outside, the landscaped garden, the large terrace with open views, and the garden shed all contribute to the charm of this property. The land is suitable for a swimming pool, and an upper-level extension is also possible, offering even greater potential.

A large garage with adjoining storage/cellar space of approximately 40 sqm completes the property.

Bright, well-maintained and full of character, this home will appeal to renovation enthusiasts looking for a family project in a peaceful, natural and highly sought-after environment.

Price: €1,350,000 agency fees included
Agency fees of €64,000 (i.e. 4.9%) are payable by the buyer.

Energy Performance Certificate (EPC): E (276)
Greenhouse Gas Emissions (GHG): E (57)

Estimated annual energy costs: between €3,650 and €4,980 per year.

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

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Information regarding the risks to which this property is exposed is available upon request or on the Géorisques website: Géorisques

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FEATURES

Property type:	House	Area:	149.0 m²	Property tax:	€2.00
Number of rooms:	7 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 276

Greenhouse gas emissions (GHG) index: E 57

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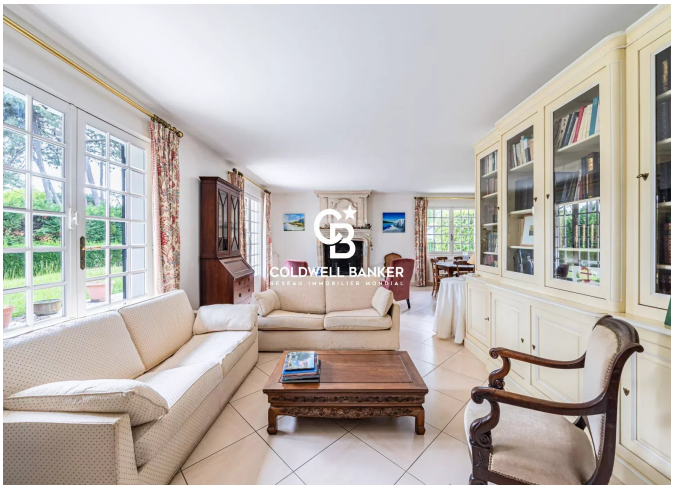



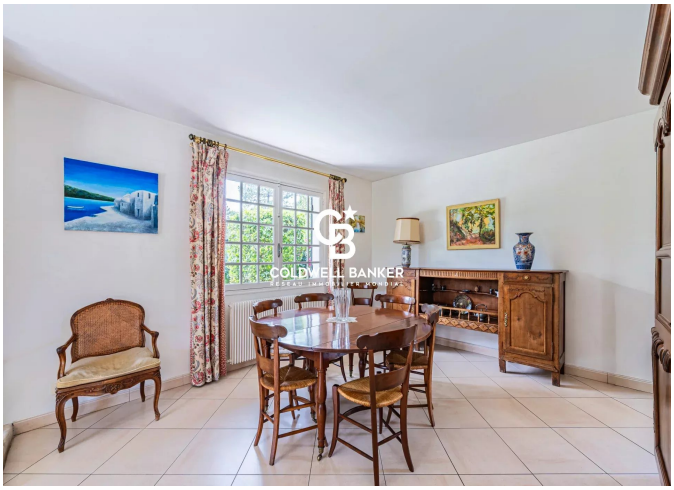



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