COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 162 m²



SALE PRICE : 2 288 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Villa with panoramic views over the Arcachon Bay, located in one of the most sought-after areas of Pyla, within a private gated estate.

Approx. 70 sqm reception area with fireplace, high ceilings and access to a terrace overlooking the Bay. Separate fully fitted kitchen with pantry.

4 bedrooms, including 2 on the ground floor with pool views. 1 bathroom, 1 shower room. Underfloor heating on the ground floor.

130 sqm basement with double motorized garage, wine cellar, pool equipment room and storage areas. 2 outdoor parking spaces.

Landscaped garden with infinity pool and south-facing wooden terraces.

Contact Juliette Rivière for further information.
EPC rating: C (114) – GHG: A (4)
Estimated annual energy costs:

Sale price: €2,800,000
Agency fees of €100,000 (3.7%) payable by the buyer.

For further information, please contact Juliette RIVIÈRE
Independent Sales Agent
RSAC No. 991 931 205 – RCACO-25-032993

View all our properties on IMMOBA.

Information on natural, mining and technological risks affecting this property is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	162.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 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): C 114

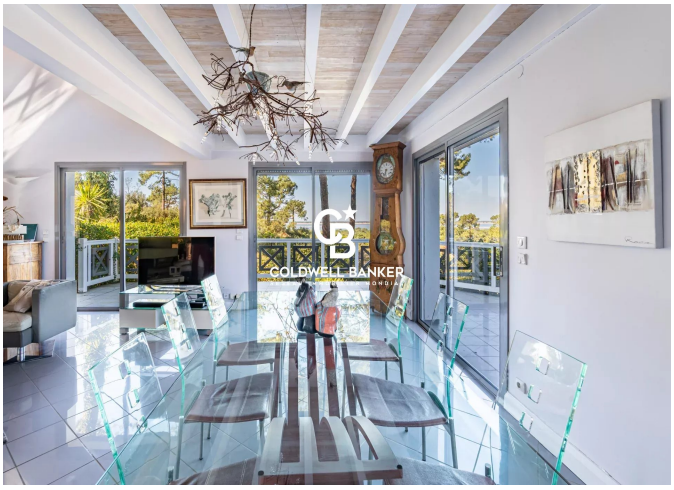
Greenhouse gas emissions (GHG) index: A 4

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