COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 170 m²



SALE PRICE : 1 872 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Ideally located in the highly sought-after Moulleau district, this stunning contemporary villa offers over 200 m² of living space and boasts an open view over the pine forest.

The property features a beautiful living area with an open-plan kitchen extending to the outdoors, 4 bedrooms, and 3 shower rooms.

Additional amenities include a utility room, an elevator, and a double garage—completing this exceptional offering.

Energy rating: D (224 kWh/m²/year)
GHG rating: B (7 kg CO_2/m²/year)
Estimated annual energy costs: between €2,800 and €3,830

Agency fees payable by the seller.

For more information, contact Arnaud Fourton
Independent Sales Agent
RSAC: 833 157 878 / RCP: AACI/8431/13054

Discover all our listings on IMMOBA.

Information regarding natural, mining, or technological risks for this property is available upon request or at www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	170.0 m²	Elevator:	Oui
Number of rooms:	6 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): D 224

Greenhouse gas emissions (GHG) index: B 7

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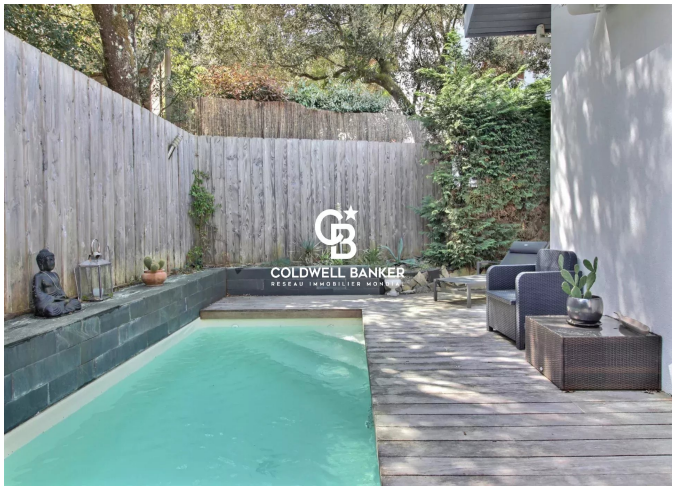

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