COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 177 m²



SALE PRICE : 1 770 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

This charming family home of approximately 177 m² enjoys an exceptional location in a quiet, sought-after area of Pyla-sur-Mer, just 300 metres from the beach and local shops.

On the ground floor, you'll find 3 bedrooms, a separate kitchen, and a cathedral-style living room opening onto a south-west facing garden of around 900 m², offering privacy and sunshine.

The upper floor features a spacious mezzanine and a 4th bedroom with its own bathroom.

A large garden level offers the potential to create a 5th bedroom.

The home’s typical Pyla charm, its immediate proximity to the beach, and its development potential make this a rare opportunity.

Energy rating: F (322 kWh/m²/year)
GHG rating: F (51 kg CO_2/m²/year)
Estimated annual energy costs: between €2,583 and €3,495

Agency fees payable by the seller.

For more information, contact Daria VLASOVA, Independent Sales Agent
RSAC No. 883 973 448 – RCP No. MMA127100479

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Information regarding natural, mining, or technological risks for this property is available upon request or on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	177.0 m²	Property tax:	€2.00
Number of rooms:	7 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): E 322

Greenhouse gas emissions (GHG) index: F 71

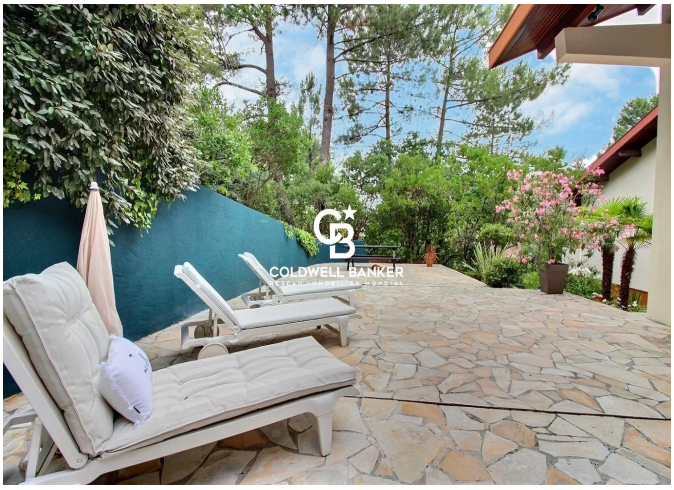
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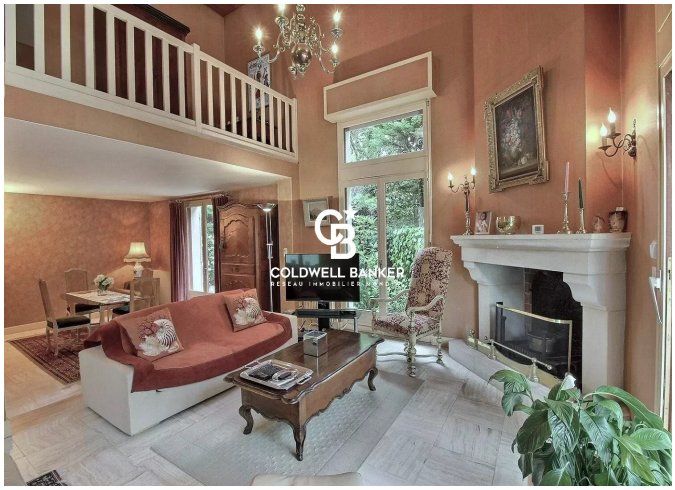












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