COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 200 m²




SALE PRICE : 2 290 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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## DESCRIPTION

Moulleau - Close to Moulleau beach; quiet, private villa of approximately 200 m².

On the ground floor there is a large living area opening onto the outside, a master suite with a shower room and a private WC, as well as two other bedrooms sharing a bathroom and a separate WC.

On the first floor, three bedrooms, two shower rooms and a separate WC provide additional living space to comfortably accommodate family and friends. Possibility to create a 7th bedroom.

An attached garage and a garden cabin complete the property.

I am at your disposal for any questions or viewings: Arnaud Fourton
Independent Sales Agent
RSAC 833 157 878

DPE: 131 kWhEP/m² per year (C) / GES: 4 kg CO2/m² per year (A)
Estimated annual energy cost: between €1,570 and €2,150

Fees payable by the buyer.

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Information on the risks to which this property is exposed is available on request or on the Géorisques website: www.georisques.gouv.fr

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 200.0 m² | Number of rooms: | 8 rooms |
| Number of bedrooms: | 6 bedrooms | | | | |

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## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 131

Greenhouse gas emissions (GHG) index: A 4

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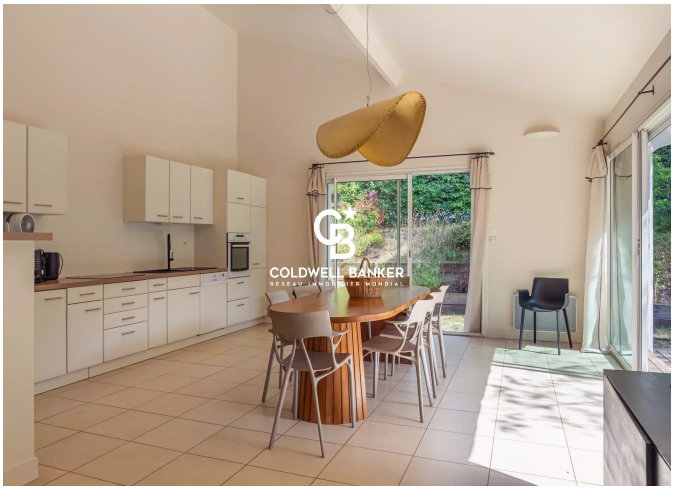



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