COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 220 m²



SALE PRICE : 3 345 000 €

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 between the sea and the forest, just steps from the shops, this exceptional fully renovated villa offers high-end features combining comfort, elegance and refinement.

With a surface area of 220 m², it offers five suites and beautiful light-filled living spaces, all opening onto a landscaped, private garden enhanced by a heated swimming pool.

Full dossier available upon request.

Energy performance:
DPE: 119 kWhEP/m²/year (C)
GES: 6 kg CO_2/m²/year (B)
Estimated annual energy costs: between €1,000 and €1,350.

Sale price: €3,550,000 (agency fees included).
Agency fees of €150,000 (4.4%) are payable by the buyer.

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

Find all our properties on IMMOBA.
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

Property type:	House	Area:	220.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	5 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 119

Greenhouse gas emissions (GHG) index: B 6

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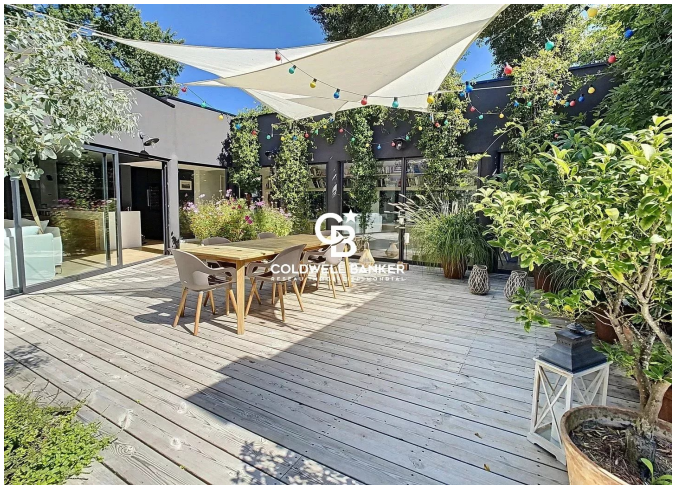
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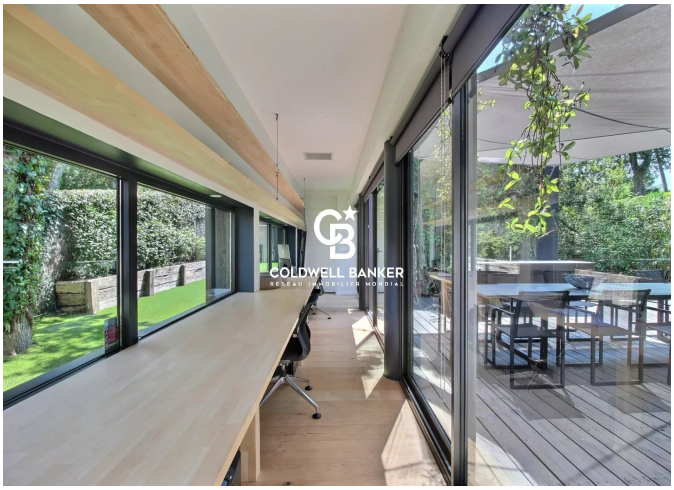
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