COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 257 m²



SALE PRICE : 2 184 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

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DESCRIPTION

Nestled in a peaceful residential area, this traditional home of approximately 257 m²—built in 1990 and renovated in 2018—charms with its bright spaces and modern comfort.

Highlights: its family-friendly size with 6 bedrooms, over 100 m² of open-plan living/dining/kitchen area, a playroom, and outdoor spaces featuring a large swimming pool.

Upon entering, the home opens to a spacious, welcoming living area, consisting of a light-filled lounge/dining room and a fully fitted open kitchen—perfect for relaxing and entertaining.

The sleeping area includes three bedrooms, including a beautiful master suite and a bedroom with its own private shower room, as well as a utility room.

On the garden level, a dormitory or playroom offers a warm and flexible space to host family and friends. This level also includes three additional bedrooms, a shower room, and a bathroom.

The landscaped garden of approximately 987 m² is completely private, with a pool designed for outdoor relaxation and entertaining.

A double garage and a cellar complete this harmonious property.

Price: €2,184,000 (agency fees included)
Agency fees of €104,000 (5%) are payable by the buyer.

Energy rating: D (195 kWh/m²/year)
GHG rating: B (8 kg CO_2/m²/year)
Estimated annual energy costs: between €3,830 and €5,260

For more information about this exceptional property, please contact Marina Tonneau.

Discover all our listings on IMMOBA.

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

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FEATURES

Property type:	House	Area:	257.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	6 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 195

Greenhouse gas emissions (GHG) index: B 8

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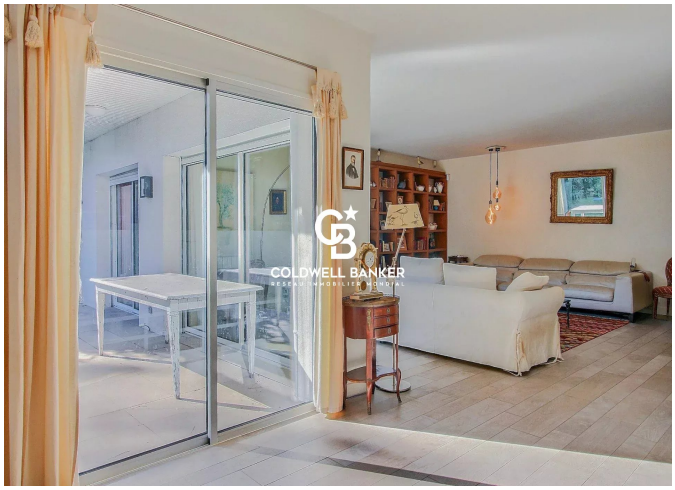

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