COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 273 m²



SALE PRICE : 1 090 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Located in a peaceful and green setting, this beautiful character-filled family property will charm you with its generous volumes, high-quality finishes, and privileged living environment.

Built on a plot of approximately 1,320 m², it comprises a main house in a transitional style and a timber-framed outbuilding, offering a total living space of around 273 m².

The main house features on the ground floor an entrance, four comfortable bedrooms, three shower rooms, a laundry room, a cellar, and a garage.
Upstairs, a warm living area awaits you, with a bright lounge and a fully fitted and equipped kitchen.

The independent and functional outbuilding includes a living room with dining area, a fitted kitchen, two bedrooms, and a shower room with WC. Perfect for hosting guests, accommodating family, or creating a rental space.

The landscaped garden, without any overlooking neighbors, provides a true green haven with its swimming pool.

Price: €1,090,000 agency fees included, with €45,000 in fees (4,3%) payable by the buyer.

Energy rating: DPE C (118), GES B (6)
(older version)

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

Discover all our listings 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:	273.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

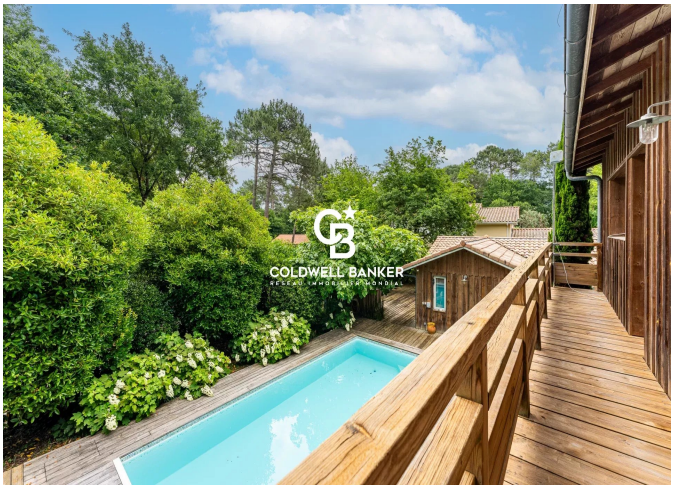
Energy performance diagnosis (EPD): C 118

Greenhouse gas emissions (GHG) index: B 6

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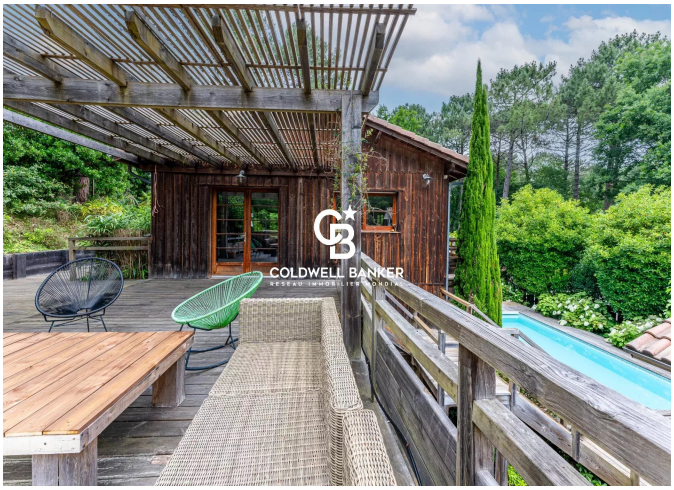












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