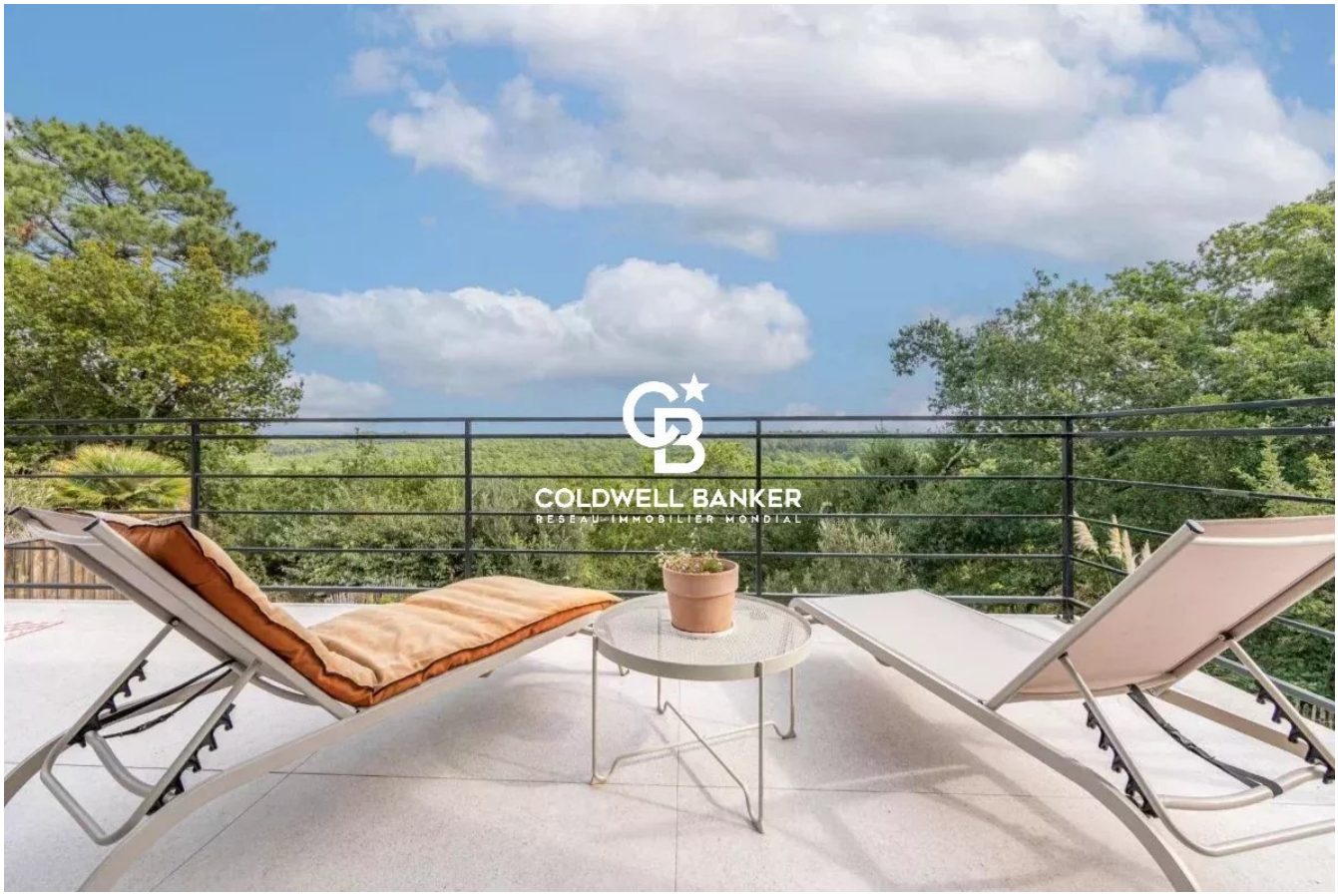
COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 285 m²



SALE PRICE : 2 530 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

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immoba@coldwellbanker.fr

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DESCRIPTION

Perched in the heights of Pyla-sur-Mer, this 285 m² contemporary villa combines refined design, comfort, and top-of-the-line finishes. The spacious and luminous living-dining area, open to a fully equipped kitchen, extends onto two terraces with breathtaking views of the surrounding forest, creating a warm and serene atmosphere.

The villa features five bedrooms, four bathrooms, five WCs, a garage, a large laundry room, and a pétanque court. The plot also offers the possibility to install a swimming pool and fully customize the outdoor space.

Highlights: privileged location, panoramic views, peaceful environment, high-quality materials.

Energy Rating (DPE): B (87) – GES: A (4)

Estimated annual energy costs: €1,720 – €2,390

Fees payable by the seller.

For more information, contact Maeva MATHIEU or visit IMMOBA.

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FEATURES

Property type:	House	Area:	285.0 m²	Number of bedrooms:	5 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): B 86

Greenhouse gas emissions (GHG) index: A 4

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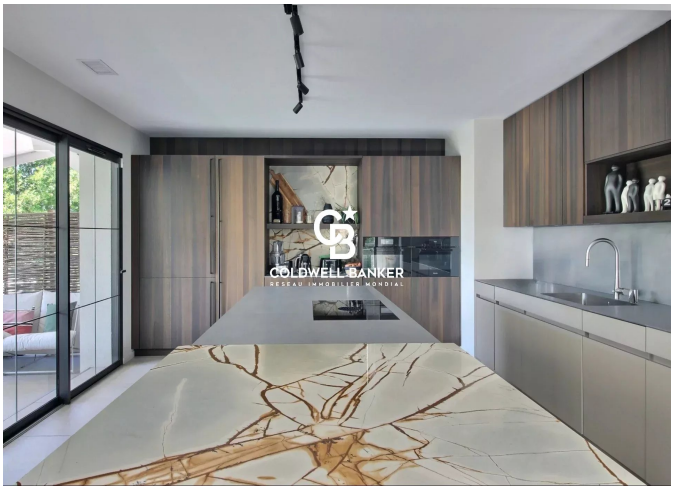

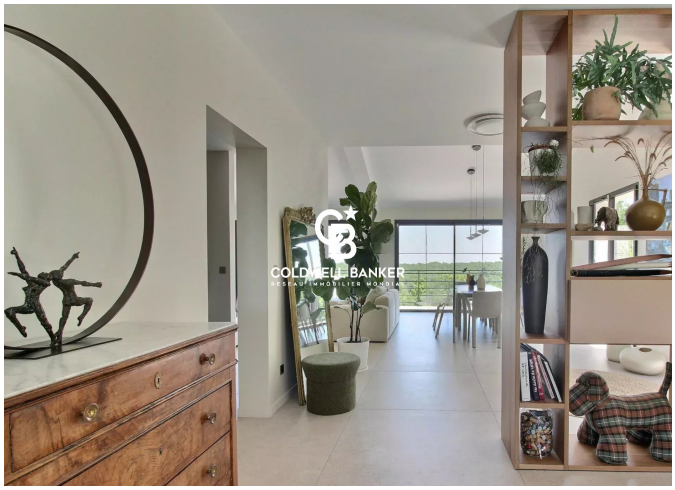

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