COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 298 m²



SALE PRICE : 2 950 000 €

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 just 600 meters from the Cercle de Voile in Pyla-sur-Mer, this magnificent 300 m² architect-designed villa offers exceptional views of the Bassin.
The villa stands out for its generous volumes, abundant natural light, and features seven bedrooms.
On the ground floor, a large entrance–winter lounge with views and terrace access opens onto a living and dining area facing the Bassin. An open kitchen with rear terrace, a pantry, three bedrooms, and two shower rooms complete this level. Upstairs, a master suite with a bedroom overlooking the Bassin and private terrace, mezzanine, office, dressing room, and bathroom provides a unique and privileged space. The garden level includes a kitchen, three bedrooms (two with terrace access), two shower rooms, a laundry room, a wine cellar, and a large garage.
Outside, a landscaped garden of approximately 1,000 m², a heated 8 x 4 meter swimming pool, a large 170 m² exotic wood terrace facing the Bassin, a carport, and several parking spaces complete the property.

Energy rating: in progress.
Price: €3,675,000 agency fees included, with fees payable by the seller.
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:	298.0 m²	Number of rooms:	10 rooms
Number of bedrooms:	7 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 169

Greenhouse gas emissions (GHG) index: C 23

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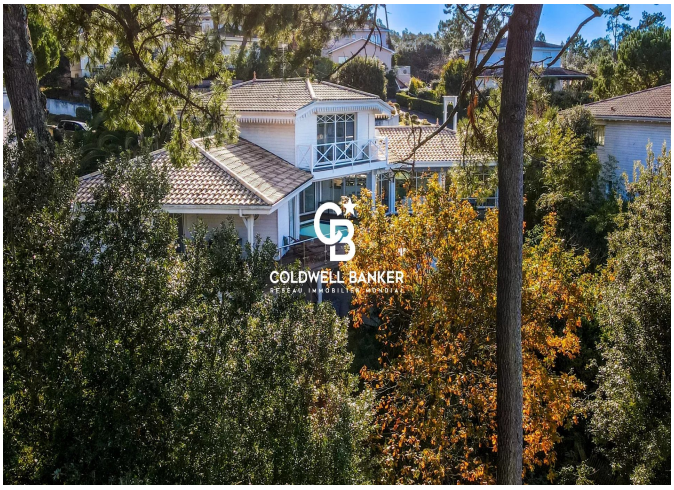







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