COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 80 m²



SALE PRICE : 1 090 000 €

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Ideally located in the highly sought-after Le Moulleau district, just a short stroll from the beaches and local shops, this charming traditional Gaume-style villa is structurally sound and well maintained, offering a highly desirable lifestyle and remarkable potential for transformation.

Set on a single level and offering approximately 80 sqm of living space, the property features a welcoming living room with fireplace, a separate kitchen, two bedrooms, a bathroom, and an additional outbuilding nestled within the garden.

This property lends itself perfectly to a variety of renovation and expansion projects. Both an extension and the addition of a first floor can be considered, allowing the full potential of this exceptional address to be realised.

A preliminary redevelopment proposal has already been designed, increasing the living area to over 110 sqm. The project includes the creation of a ground-floor master suite through an extension, as well as a first-floor addition incorporating two further bedrooms. Outdoor living spaces would be enhanced by the construction of a spacious terrace and a swimming pool, creating an ideal setting for relaxation and entertaining.

A rare opportunity in the heart of Le Moulleau, perfect for creating a bespoke primary or secondary residence in one of the most desirable locations on the Arcachon Bay.

Energy Rating: E (291) – GHG Emissions Rating: E (91)

Price: €1,090,000 agency fees included (2.8% buyer's fees included)

Estimated annual energy costs: between €1,200 and €1,690

For further information and visuals, please contact Marina Tonneau.

Information regarding potential risks associated with this property is available at: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	80.0 m²	Property tax:	€1.00
Number of rooms:	3 rooms	Number of bedrooms:	2 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): E 291

Greenhouse gas emissions (GHG) index: E 61

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