COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 167 m²



SALE PRICE : 1 400 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

Enjoy a serene daily life in this fully renovated home, nestled in a lush environment with panoramic views over the canopy. Close to the Arcachon Golf Course, this property charms with both its interior comfort and its carefully landscaped outdoor spaces. A true favorite!

With approximately 170 m² spread over two levels, this bright home opens on the garden level to a welcoming entrance hall, leading to a beautiful living area with an open kitchen, an adjoining office, and a pantry. Upstairs, the landing serves three bedrooms, including a master suite with a bathroom, as well as an independent shower room.

Outside, a large swimming pool with a heated pool house equipped with a plancha and a water point, plus an outbuilding with a shower room.

An 840 m² landscaped garden with automatic irrigation completes the property.

A rare opportunity not to be missed!

Contact us now to visit this exceptional home and fall in love with this true haven of peace.

Energy rating: 146 kWhEP/m².year (D) / GES: 32 kg CO_2/m².year (D)
Estimated annual energy costs: €2,200 – €3,060

Sale price: €1,400,000 agency fees included, with agency 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 (natural, mining, technological) to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	167.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 145

Greenhouse gas emissions (GHG) index: D 32

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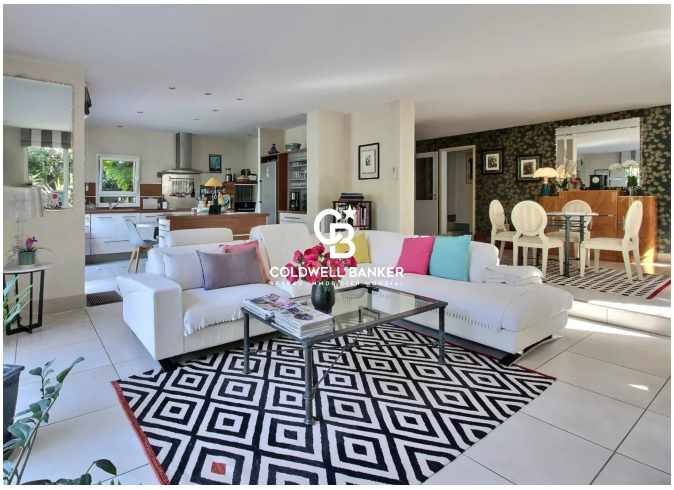







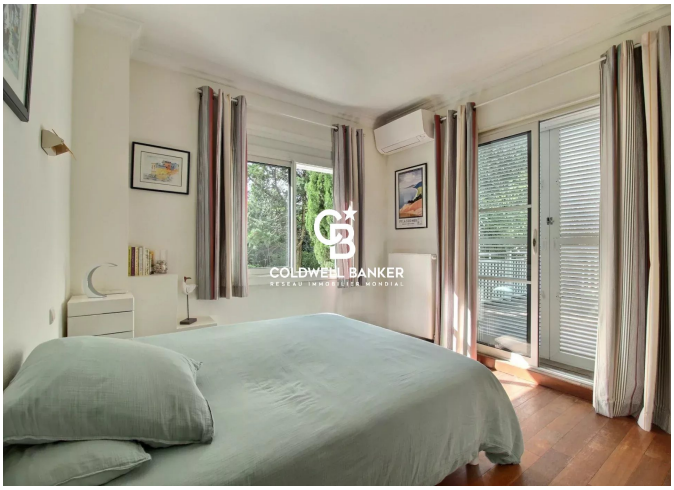

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