COLDWELL BANKER
EUROPA REALTY

House Pyla-sur-Mer 175 m²



SALE PRICE : 2 490 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

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

PHONE : +33557158881
immoba@coldwellbanker.fr

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DESCRIPTION

This stunning luxury villa, inspired by Basque Art Deco architecture, has been completely renovated to combine timeless charm, elegance, and contemporary comfort. Perfect as either a prestigious primary residence or an exceptional family retreat, it offers an ideal setting for gathering family and friends throughout the holidays and special occasions.

Ideally located in Pyla-sur-Mer, on the border of Le Moulleau, in a peaceful residential street, the property enjoys one of the area's most sought-after locations. Everything is within walking distance: the beach, local shops, restaurants, children's activities, and the vibrant atmosphere of Le Moulleau.

The bright and spacious living areas include a double reception room and a dining room, all opening onto generous terraces and balconies. The villa offers five bedrooms and four bathrooms.

Outside, the beautifully landscaped, sun-drenched garden is enhanced by elegant outdoor lighting and features a superb 10 x 4.5-metre swimming pool, along with a summer kitchen designed for relaxed outdoor living and entertaining.

A large detached outbuilding at the rear of the garden offers excellent potential to be converted into a guest house.

A rare opportunity for discerning buyers seeking an exceptional property that combines a prime location, refined living, and outstanding quality of life.

Energy Performance Certificate (EPC): D (218)
Greenhouse Gas Emissions: D (36)

Estimated annual energy costs: between €3,260 and €4,470, based on standard energy usage.

Price: €2,490,000 (agency fees included), with agency fees payable by the seller.

For further information about this property, please contact Marina Tonneau.

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Information regarding potential natural and technological risks affecting this property is available upon request or on the official Géorisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	175.0 m²	Number of rooms:	7 rooms
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): D 218

Greenhouse gas emissions (GHG) index: D 36

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