

Maison Pyla-sur-Mer 122 m<sup>2</sup>

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PRIX DE VENTE : 1 250 000 €

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EXCLUSIVITÉ

## DESCRIPTION

### Exclusive Listing

Nestled in the heart of a preserved and quintessential Pyla-sur-Mer setting, this charming Landes-style home enjoys a peaceful, green environment just 600 metres from the beach.

Offering approximately 132 sqm of living space, the property boasts generous volumes and abundant natural light, particularly in the spacious living room featuring a striking cathedral ceiling. The accommodation also includes three bedrooms, a mezzanine level offering multiple layout possibilities, and a garage.

Set on a beautiful flat plot of 1,275 sqm, this property offers excellent potential for further development, with remaining building rights available. While in good overall condition, it would benefit from some updating, allowing future owners to enhance its character while incorporating modern comforts.

A rare opportunity in Pyla-sur-Mer, ideal for creating a primary or secondary residence tailored to your lifestyle, in one of the most sought-after areas of the Arcachon Bay.

Energy Rating: E (219) – Climate Rating: C (11)

Estimated annual energy costs for standard use: between €3,170 and €4,330.

Price: €1,250,000 including agency fees

Agency fees of €50,000 (4.1% incl. VAT) payable by the buyer.

For further information or to arrange a viewing, please contact Marina Tonneau.

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Information regarding the risks to which this property is exposed is available on the Géorisques website. This property is notably subject to the following risks: wildfire exposure, mandatory vegetation clearance requirements, and coastal erosion retreat.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	122.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	4 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

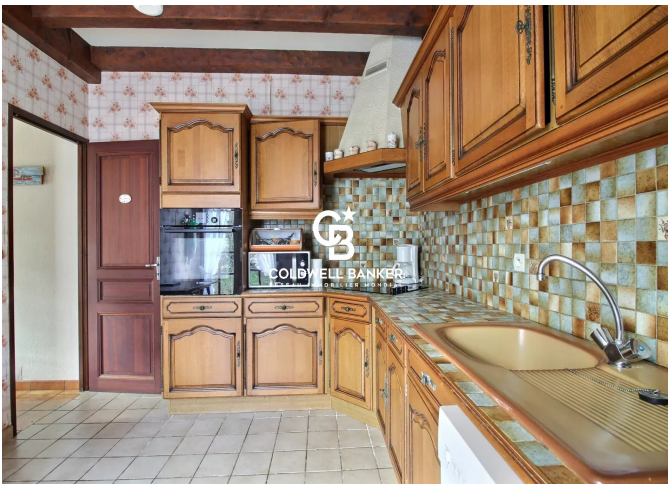
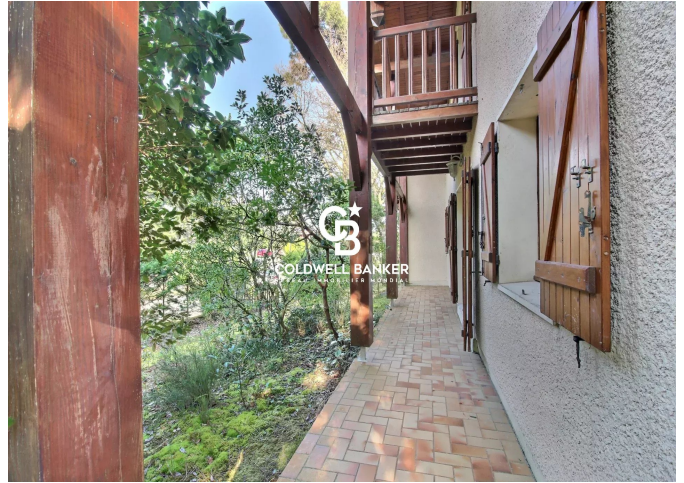
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 279

Indice d'émission de gaz à effet de serre (GES) : C 11



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