

Maison Pyla-sur-Mer 131 m²



SALE PRICE : 1 680 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Nestled on the highly sought-after heights of Pyla-sur-Mer, in a peaceful, green, and residential setting, this single-story house of approximately 131 m² offers a privileged living environment in the heart of the Arcachon Bay.

Built in 1979, the house opens onto a bright and welcoming living space, comprising a living room with fireplace and a dining area. An independent kitchen and a pantry complete the main living area.

The sleeping area features four bedrooms. The east-facing master suite includes its own shower room and dressing area. A family bathroom and a guest WC complete this space dedicated to family and visitors.

Set on a beautiful, landscaped plot of approximately 1,000 m², the property enjoys a well-maintained garden. The swimming pool benefits from full sun throughout the day. A covered terrace allows you to fully enjoy the outdoors. A garage completes the property.

This property offers great potential for renovation or modernization, with possibilities for extension. It is located in one of the most sought-after areas of Pyla-sur-Mer, close to the beaches and local amenities.

A rare opportunity in a privileged setting.

Price: €1,680,000 including agency fees, payable by the seller.

DPE C (110) GHG C (21)

Estimated annual energy costs for the property: between €1,431 and €1,937 per year.

For more information about this exceptional property, please contact Marina Tonneau.

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This property is exposed to the following natural hazards: land movement and forest fire. Information regarding natural, mining, and technological risks for this property is available on the Géorisques website: georisques.gouv.fr

FEATURES

Property type:	Maison	Area:	131.0 m ²	Number of rooms:	5 rooms
Number of bedrooms:	4 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): C 107

Greenhouse gas emissions (GHG) index: C 21

