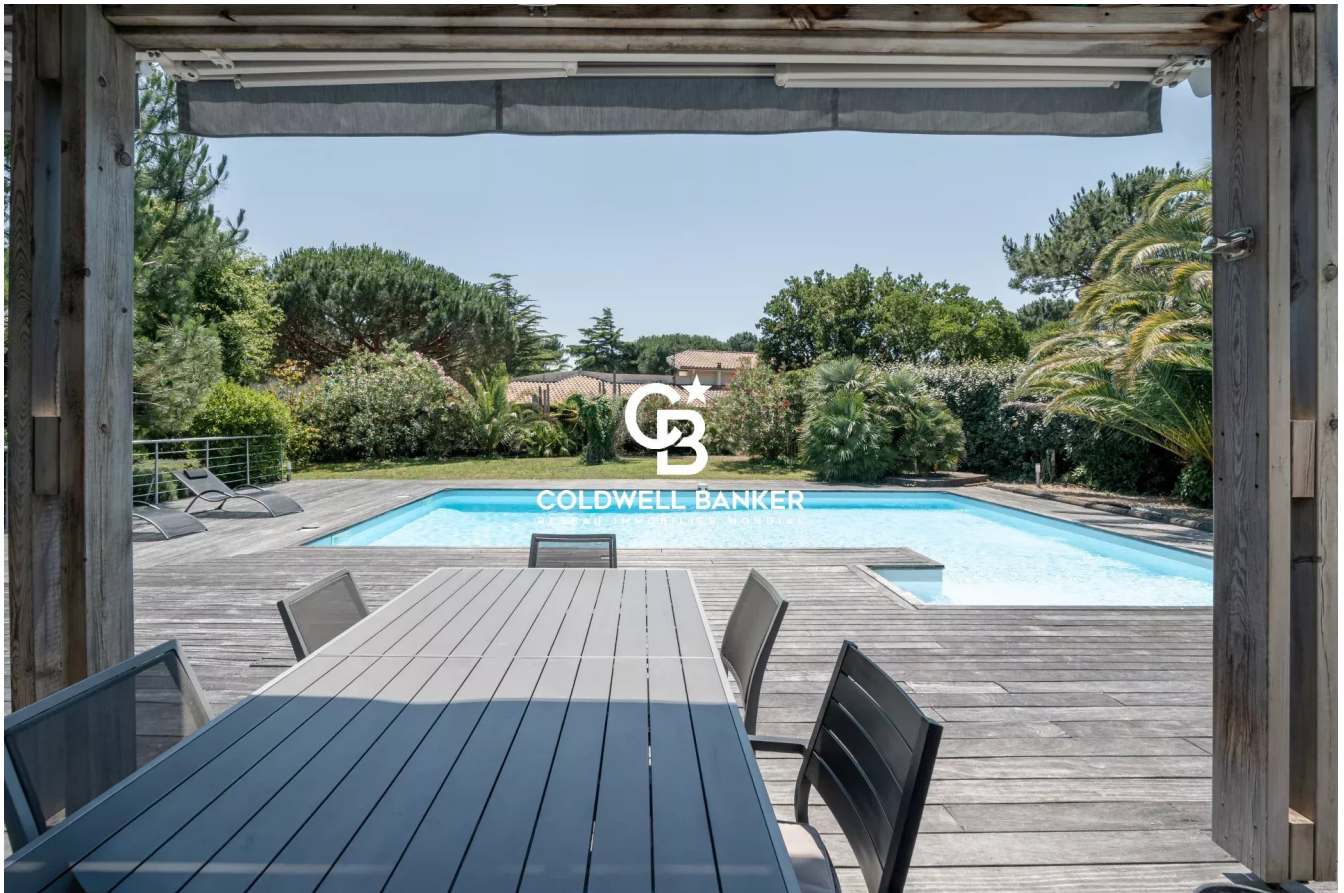


Maison Pyla-sur-Mer 140 m²



SALE PRICE : 1 690 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

In the heart of Pyla, nestled in a setting of pines and greenery, this contemporary 140 m² villa sits on a 1,000 m² south-facing plot.

The villa can be lived on one level; it is quiet, has no overlooking neighbors and is close to the beach (600 meters).

Around its pool and wooden terraces, the setting invites the gentle lifestyle of the Basin, away from the hustle and bustle, yet close to everything.

Spread over three levels with an open view, the house, in good condition, offers a living room opening onto the kitchen and outdoor spaces; four bedrooms and three bathrooms. A garage completes the property.

Sale price: €1,690,000 including €80,000 in fees payable by the buyer, i.e. 5%.

Floor plan, full file and viewings by appointment with Arnaud Fourton.

Arnaud Fourton, Independent Sales Agent

N°RSAC : 833 157 878 — N°RCP : AACI/8431/13054

DPE: C (131 kWh/m².year) — GES: C (26 kg CO₂/m².year)

Estimated annual energy costs: €1,760 - €2,440

Find all our properties on IMMOBA.

Information on the risks to which this property is exposed is available on the Géorisques website:
georisques.gouv.fr

FEATURES

Property type:	Maison	Area:	140.0 m ²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 131

Greenhouse gas emissions (GHG) index: C 26

