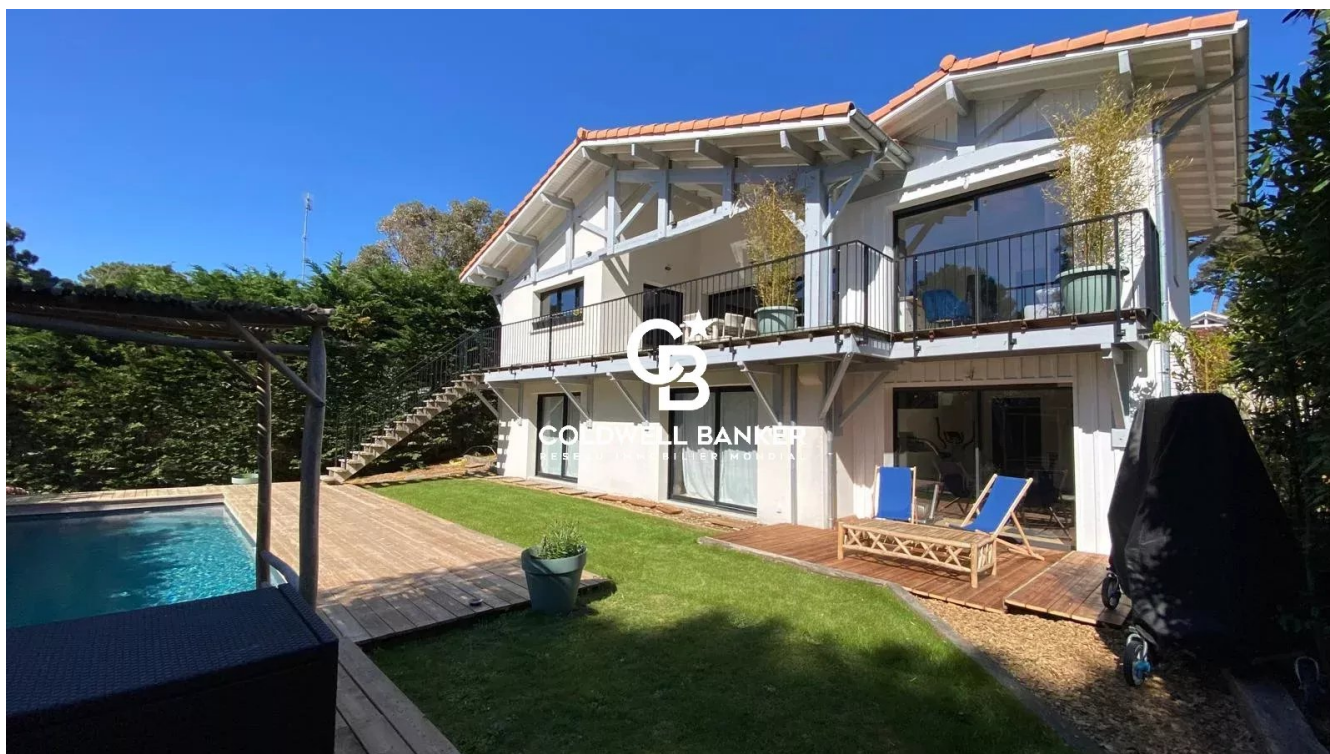


Maison Pyla-sur-Mer 184 m<sup>2</sup>

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PRIX DE VENTE : 1 995 000 €

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EMAIL : [IMMOBA@COLDWELLBANKER.FR](mailto:IMMOBA@COLDWELLBANKER.FR)

## DESCRIPTION

Exceptional location for this fully renovated villa of approximately 184 m<sup>2</sup> with 5 bedrooms.

Located in a quiet and highly sought-after neighborhood, just 300 meters from the beach, it offers a spacious, light-filled living area enhanced by a cathedral-style lounge and an open, fully equipped kitchen. The space flows harmoniously onto a 25 m<sup>2</sup> covered terrace with a view of the pine trees.

Energy performance rating: 154.4 kWhEP/m<sup>2</sup>.year (C) | GHG: 4 kg CO<sub>2</sub>/m<sup>2</sup>.year (A)  
Estimated annual energy costs: between €1,640 and €2,290

For more information, contact Daria VLASOVA, Independent Sales Agent  
RSAC No.: 883 973 448 | RCP No.: MMA127100479

Find all our properties on IMMOBA.

Information on the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	184.0 m <sup>2</sup>	NB de pièces :	6 rooms
NB de chambres :	5 bedrooms				

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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)

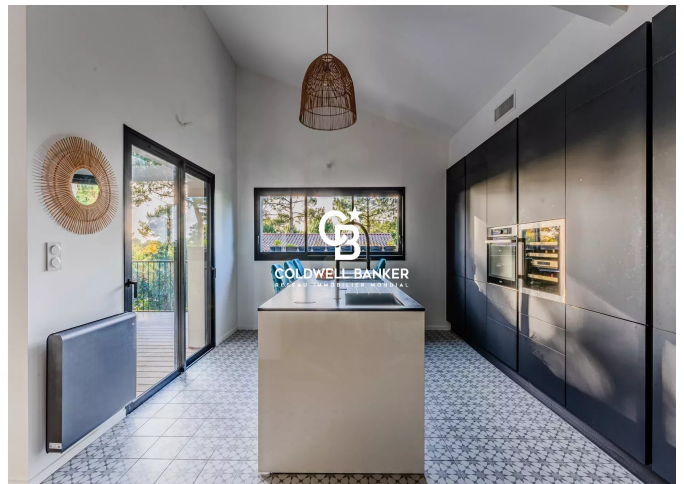
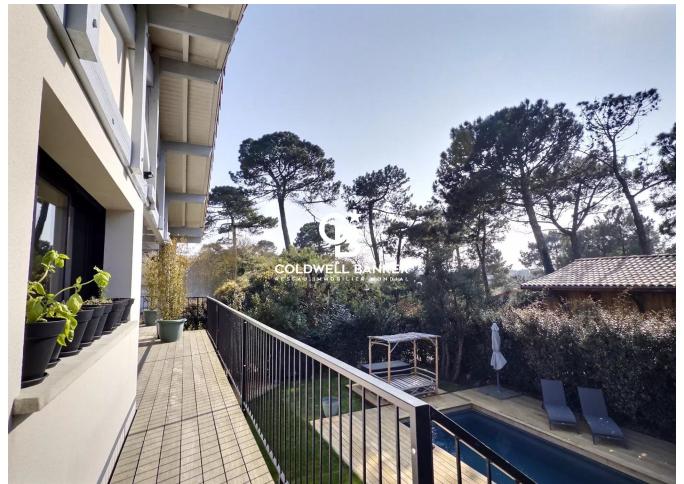
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 154

Indice d'émission de gaz à effet de serre (GES) : A 4



**COLDWELL BANKER**  
**EUROPA REALTY**



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