

Maison Pyla-sur-Mer 200 m²



PRIX DE VENTE : 2 490 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Moulleau - Close to Moulleau beach; quiet, private villa of approximately 200 m².

On the ground floor there is a large living area opening onto the outside, a master suite with a shower room and a private WC, as well as two other bedrooms sharing a bathroom and a separate WC.

On the first floor, three bedrooms, two shower rooms and a separate WC provide additional living space to comfortably accommodate family and friends. Possibility to create a 7th bedroom.

An attached garage and a garden cabin complete the property.

I am at your disposal for any questions or viewings: Arnaud Fourton
Independent Sales Agent
RSAC 833 157 878

DPE: 131 kWhEP/m² per year (C) / GES: 4 kg CO₂/m² per year (A)
Estimated annual energy cost: between €1,570 and €2,150

Fees payable by the buyer.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	200.0 m ²	NB de pièces :	8 rooms
NB de chambres :	6 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 131

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



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