

Maison Pyla-sur-Mer 233 m²



SALE PRICE : 1 768 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Very large Basco-Landais style villa ideally located in Pyla-sur-Mer on a spacious plot.

It comprises a living/dining room, a kitchen, 5 bedrooms, 3 shower rooms, a library, and a cellar.

A large garage and a workshop offer significant potential for conversion and expansion.

Energy rating (DPE): 239 kWhEP/m².year (E)

Greenhouse gas emissions (GES): E kgCO₂/m².year (E)

Estimated annual energy costs: between €3,890 and €5,290

Sale price: €1,700,000

Fees of €68,000, i.e. 4%, payable by the buyer.

Total price including agency fees: €1,976,000

For more information, contact Arnaud Fourton, Independent Sales Agent

RSAC No.: 833 157 878 | RCP No.: AACI/8431/13054

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

FEATURES

Property type:	Maison	Area:	233.0 m ²	Number of rooms:	7 rooms
Number of bedrooms:	5 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 239

Greenhouse gas emissions (GHG) index: E 53



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