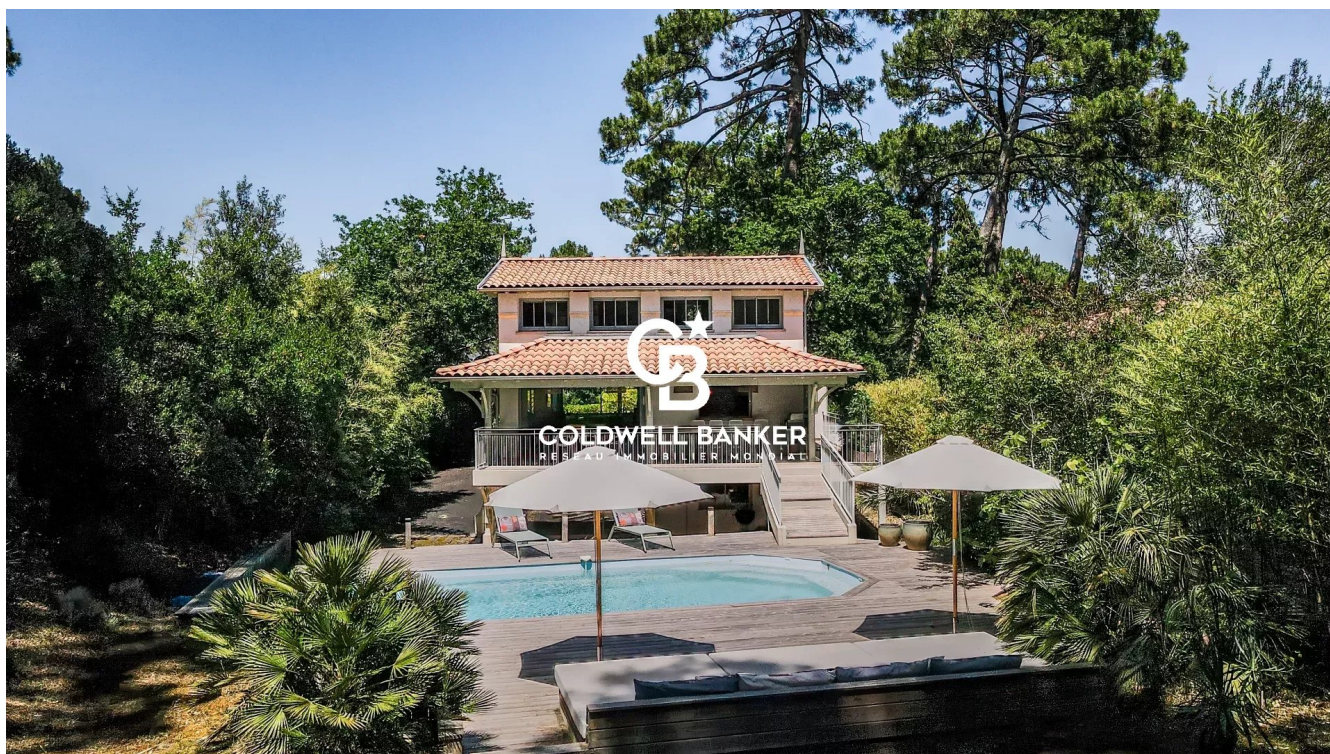


Maison Pyla-sur-Mer 240 m<sup>2</sup>

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PRIX DE VENTE : 3 360 000 €

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

## DESCRIPTION

PYLA-SUR-MER – Just Steps from the Beach in a Highly Sought-After Setting

Ideally located in one of Pyla-sur-Mer's most desirable areas, just moments from the beach, this beautifully renovated villa offers an exceptional lifestyle combining elegance, comfort, and tranquility.

Offering approximately 240 sqm of living space, the property has undergone a high-quality renovation, showcasing generous volumes and refined finishes throughout. Designed to accommodate family and guests in complete comfort, the villa features six bedrooms as well as a games room/home cinema, making it equally suited as a primary residence, a holiday home, or a prestigious rental investment.

On the main level, the light-filled living area comprises a welcoming lounge with a wood-burning stove, a dining room, and a stylish fully fitted and equipped kitchen. Large openings lead onto a pleasant terrace overlooking the surrounding pine forest. This floor also includes a spacious primary suite with a dressing room, shower room, and dedicated office area, providing a private and comfortable retreat.

Upstairs, a landing leads to four bedrooms, each benefiting from its own en-suite shower room, ensuring privacy and comfort for all occupants.

The garden level offers generous additional living space, including a large dormitory-style bedroom with its own bathroom and a TV lounge, ideal for relaxing and entertaining with family and friends. A laundry room and several storage areas complete this level.

Outside, the beautifully landscaped grounds of approximately 1,200 sqm create a true haven of peace. Sheltered from view, the heated swimming pool blends perfectly into the calm and preserved surroundings.

The villa may be sold fully furnished, allowing for immediate enjoyment and a turnkey lifestyle.

Energy Rating: B (85) – Greenhouse Gas Emissions: A (3)  
Estimated annual energy costs: between €1,610 and €2,240.

Price: €3,360,000 (Agency fees included)  
Agency fees payable by the seller.

For further information regarding this exceptional property, please contact Marina Tonneau.

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## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	240.0 m <sup>2</sup>	NB de pièces :	6 rooms
NB de chambres :	6 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) : B 85

Indice d'émission de gaz à effet de serre (GES) : A 3



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