

Maison Pyla-sur-Mer 298 m²



PRIX DE VENTE : 3 350 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

DESCRIPTION

Ideally located just 600 meters from the Cercle de Voile in Pyla-sur-Mer, this magnificent 300 m² architect-designed villa offers exceptional views of the Bassin.

The villa stands out for its generous volumes, abundant natural light, and features seven bedrooms.

On the ground floor, a large entrance-winter lounge with views and terrace access opens onto a living and dining area facing the Bassin. An open kitchen with rear terrace, a pantry, three bedrooms, and two shower rooms complete this level. Upstairs, a master suite with a bedroom overlooking the Bassin and private terrace, mezzanine, office, dressing room, and bathroom provides a unique and privileged space. The garden level includes a kitchen, three bedrooms (two with terrace access), two shower rooms, a laundry room, a wine cellar, and a large garage.

Outside, a landscaped garden of approximately 1,000 m², a heated 8 x 4 meter swimming pool, a large 170 m² exotic wood terrace facing the Bassin, a carport, and several parking spaces complete the property.

Energy rating: in progress.

Price: €3,675,000 agency fees included, with fees payable by the seller.

For more information about this exceptional property, please contact Marina Tonneau.

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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 :	298.0 m ²	NB de pièces :	10 rooms
NB de chambres :	7 bedrooms				

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

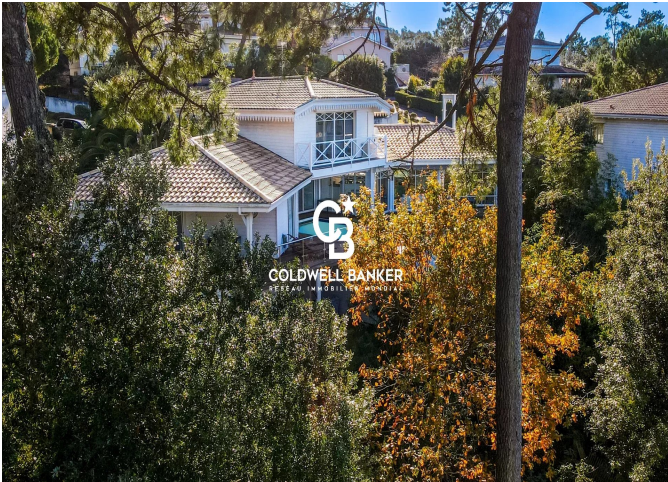
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 169

Indice d'émission de gaz à effet de serre (GES) : C 23



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