

# Hamptons

INTERNATIONAL



**Arcachon, 33120, France**

7 5

**£2,040,000**

**(€2,392,000)**





## Property details



### Key features

- 222 m
- 1036 m Plot size
- Swimming pool

### Attributes

-  Swimming pool
-  Near to beach

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## Description

Villa Typique Renovation Project Ideally Located Near the Beach Coldwell Banker Immoba Realty, the real estate agency in Pyla-sur-Mer, presents this great opportunity located in the highly sought-after neighborhood of Le Moulleau, close to its beaches and shops. This traditional villa will be transformed through an architectural study to provide 222 m<sup>2</sup> of living space with a pool. This 8-room villa will feature a living area of approximately 65 m<sup>2</sup>, giving access to an outdoor terrace of over 100 m<sup>2</sup> with a pool. The sale price includes the land with an existing house and the transferable building permit. A complete dossier is available upon request. A rare and highly desirable location. Energy Performance Certificate (EPC) for the existing house: E 253 kWh/m<sup>2</sup>/year Greenhouse Gas Emissions (GES) for the existing house: B 8 kgCO<sub>2</sub>/m<sup>2</sup>/year For more information, contact Arnaud Fourton, Independent Sales Agent RSAC number: 833 157 878 / Professional Insurance: AACI/8431/13054. Find all our properties on IMMOBA. Information about the risks (natural, mining, technological) to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr).

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