

# Hamptons

INTERNATIONAL

IMAGE 3D NON CONTRACTUELLE



**Pyla-sur-Mer, 33115, France**

4 

**£1,220,000**

**(€1,430,000)**

## Property details

IMAGE 3D NON CONTRACTUELLE



### Key features

- 137 m
- 622 m Plot size
- Swimming pool

### Attributes

 Swimming pool

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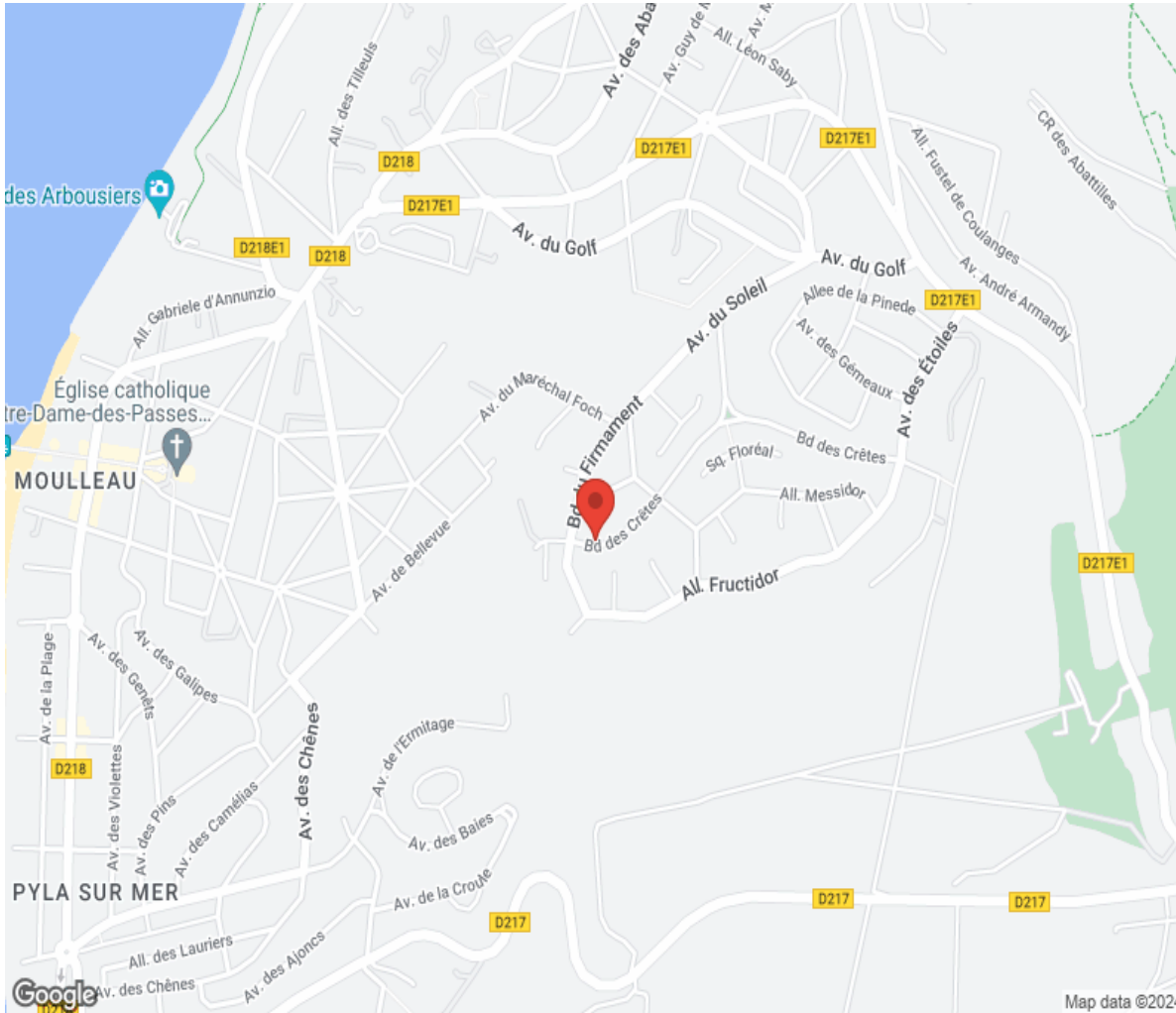
4 

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## Description

Beautiful opportunity located in immediate proximity to Moulleau, its beaches, and shops, less than a 10-minute walk from Moulleau Pier. A building permit for the expansion and elevation of the existing house to obtain 137 m<sup>2</sup> of living space with a pool has already been submitted and approved. This magnificent renovation project on the heights of Moulleau in Arcachon is a unique opportunity! This traditional villa will be transformed to allow optimal comfort. With its 137 m<sup>2</sup> of living space, this 5-room villa will provide 3 bedrooms and an independent studio, perfect to accommodate guests and family members. The architectural project was carried out by a renowned local architect. The sale price includes the land with an existing house and the transferable building permit. A complete file is available upon request. Rare and highly sought-after location. Price 1 580 000€ agency fees included. All of our properties are listed on IMMOBA.

# Location



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