

### PYLA SUR MER - CHARMING VILLA OF THE 50 " 2 STEPS FROM THE BEACH



**VILLA 100m<sup>2</sup> - 5 ROOMS - PYLA-SUR-MER (33115)**

**REF 145**

#### DESCRIPTION OF THE OFFER

Located in a dead end, 40m from the beach, this villa, full of charm, has a large living / dining room facing south, a kitchen and three bedrooms and a bathroom. Located on a plot of 1000m<sup>2</sup> with beautiful old pine trees, this villa also has a garage attached to the house. Possible expansion. Amélie Bosredon 06.14.48.97.43

**950 000**

**PROPERTY DESCRIPTION**

Zip code	<b>33115</b>
Living space	<b>100 m<sup>2</sup></b>
Number of rooms	<b>5</b>
Land size	<b>1 000 m<sup>2</sup></b>
View	<b>Garden</b>

**DETAILS +**

Number of bathrooms	<b>1</b>
Kitchen	<b>Separate</b>
Heating	<b>Radiator</b>
Format heating	<b>Individual</b>
Terrace	<b>Yes</b>
Under / ground	<b>Yes</b>
Number of garages	<b>1</b>
Number of parkings	<b>1</b>
Orientation	<b>South</b>
Ground swimming pool	<b>Yes</b>
Wooded land	<b>Yes</b>

**FINANCIAL**

Fee Sales price included VAT	<b>950 000</b>
Sale price includes fees excluded	<b>900 000</b>
Fees excluding the purchaser load	<b>5.56%</b>
Annual property tax	<b>976</b>

**NEAR**

Beach