

895 000 €

**Contact agency**

**Agence Leonie Lelievre**

5268 Corniche des Issambres

83380 Les Issambres

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**For sale villa**

**7 rooms**

**Surface : 178 m<sup>2</sup>**

**Surface of the land : 1300 m<sup>2</sup>**

**Year of construction : 1986**

**Exposition : sud**

**View : jardin**

**Hot water : électrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, pool house, workshop, fireplace, air conditioning, double glazing, Automatic Watering, aluminum shutters, Independent apartment

4 bedroom

1 bathroom

2 showers

3 WC

1 parking

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

17/08/2024 - Prix T.T.C



### Villa 2240 Les Issambres

In a quiet area, villa of 190m<sup>2</sup> with pool, situated on a plot of 1300m<sup>2</sup> with a small sea-view from the first floor. On the 1st floor : master bedroom, 2 bedrooms with high ceilings, one with basin, a small bedroom, a bathroom and a separate toilet. At the garden level: living / dining room with chimney, well fitted kitchen with an utility room, a bathroom with toilet. Storage room, hobby room, A large terrace opens onto the garden with independant, 2 rooms, apartment. Free- form swimming pool with nice pool-house and a beautiful landscaped garden. Agency fees at the charge of the vendor

Fees and charges :

895 000 € fees included

