

1 395 000 €

**Contact agency**

**Agence Leonie Lelievre**

5268 Corniche des Issambres

83380 Les Issambres

33 (0)4 94 55 32 30 / info@leonie-lelievre.com

**For sale house**

**7 rooms**

**Surface : 190 m<sup>2</sup>**

**Surface of the land : 4000 m<sup>2</sup>**

**Year of construction : 1980 + 2015**

**Exposition : Sud Sud ouest**

**View : Mer**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Salt pool, cupboards, air conditioning,  
Bedroom on ground floor, Laundry room,  
workshop, Automatic gate

4 bedroom

2 terraces

1 bathroom

2 showers

3 WC

1 garage

2 cellars

**Energy class (dpe) : C**

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

Document non contractuel

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



## House 2083 Les Issambres

Beautiful sea view for this property of 4000 m<sup>2</sup>, planted with Mediterranean trees. The villa has a surface area of approximately 190 m<sup>2</sup> and is south-west facing. On the ground floor there is a living/dining room opening onto a spacious terrace, a separate fully equipped kitchen with access to a laundry room, guest toilet, a large air-conditioned veranda also opens onto the terrace. The night space is composed of two bedrooms, a shower room with toilet and a master bedroom with bathroom ensuite. On the first floor there is an office and, on the garden level, a guest room with shower room and toilet. A very large garage also opens onto a workshop and two cellars. An 8m x4m infinity pool completes the property. Agency fees payable by the seller.

Fees and charges :

Annual current expenses 3 600 €

Well condominium

1 395 000 € fees included

