



€ 829 500

### Buying house

5 rooms

Surface : 152 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Surface of the land : 1190 m<sup>2</sup>

Year of construction : 1987

Exposition : Sud

View : Mer

Hot water : Electrique

Inner condition : A moderniser

External condition : good

Couverture : roof tiles

### Amenities :

fireplace, Pool possible, air conditioning, Bedroom on ground floor, workshop, Laundry room, mezzanine

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

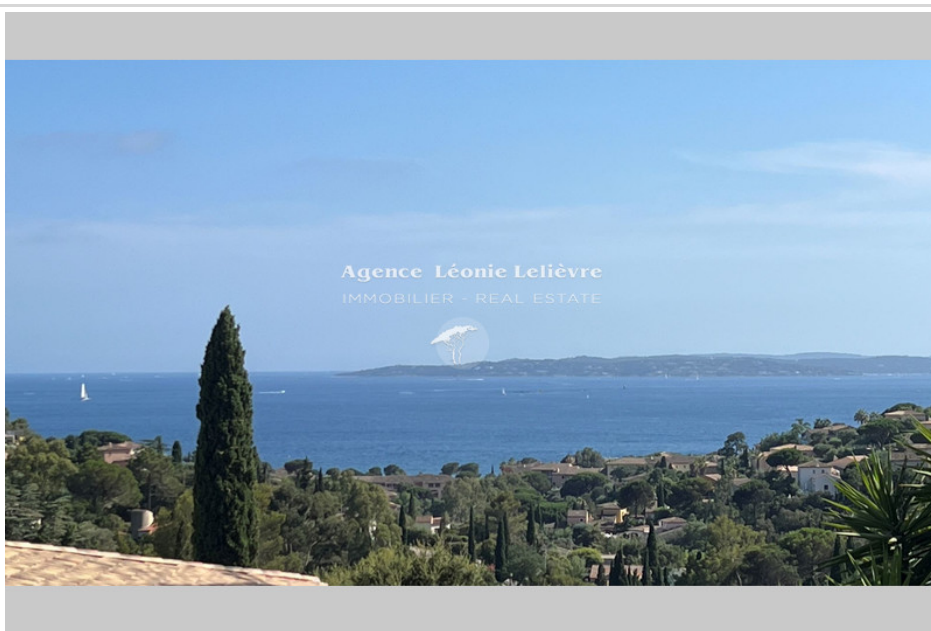
2 parkings

Energy class (dpe) : D

Emission of greenhouse gases

(gas) : B non contractuel

03/09/2024 - Prix T.T.C



### House Les Issambres - Ref. V3351M - Mandate n°2312

Great potential for this villa in Les Issambres, close to the village and the beach. Traditionally built, it has a lovely sea view. Built on a 1,190 m<sup>2</sup> plot, the ground floor comprises a large garage, a small kitchen, two bedrooms, a shower room, a toilet and a workshop. Upstairs, an entrance hall leads to a living/dining room with fireplace and large mezzanine, a separate fitted kitchen and a bedroom, bathroom, WC and utility room. Possibility of building a swimming pool.

### Legal information

829 500 € fees included

5,00% VAT of fees paid by the buyer (790 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

