



€ 1 780 000

**Buying villa**

**6 rooms**

**Surface : 150 m<sup>2</sup>**

**Surface of the land : 1323 m<sup>2</sup>**

**Year of construction : 1925**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : roof tiles**

**Amenities :**

Pool possible, Laundry room, air conditioning, Automatic gate, close to the beaches

5 bedroom

2 terraces

1 bathroom

2 showers

3 WC

1 garage

3 parkings

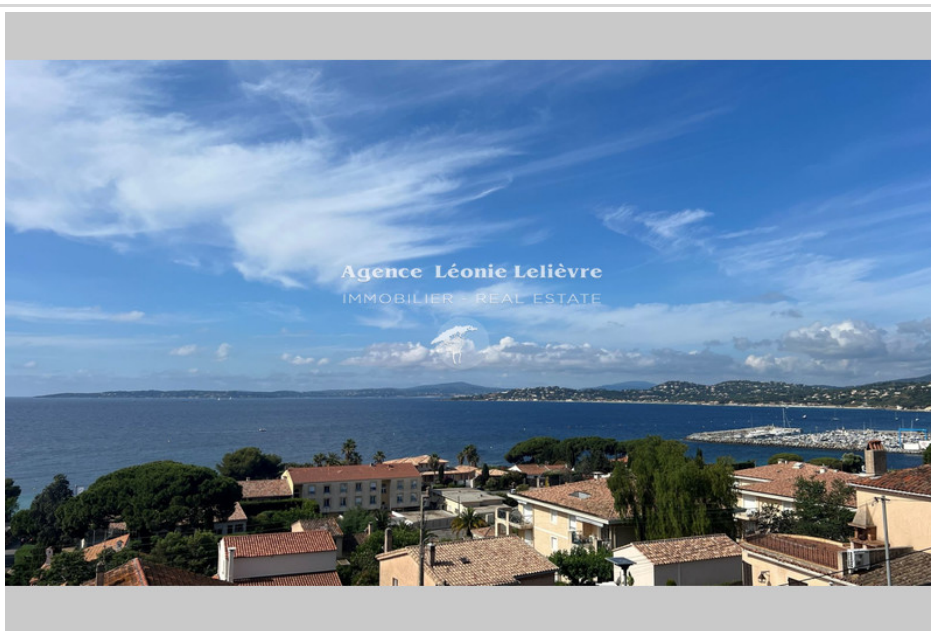
1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

22/10/2024 - Prix T.T.C



### Villa Les Issambres - Ref. V3344M - Mandate n°2288

. Les Issambres, a privileged location with panoramic sea views in the heart of the village. Built on two levels, this belle époque-style house comprises on the ground floor: a living/dining room with wood-burning stove, a separate kitchen with scullery/laundry room, a TV lounge and WC with washbasin. Upstairs: four bedrooms, including a master suite with en suite bathroom, two with shower rooms and separate WC. A large solarium terrace. A garage, workshop and cellar complete this property.

#### Legal information

1 780 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)

