



€ 1 395 000

### Buying 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 : roof tiles

### Amenities :

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) : B

Emission of greenhouse gases

(gas) : A

Document non contractuel

27/07/2024 - Prix T.T.C



### House Les Issambres - Ref. V3205M - Mandate n°2083

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 x 4m infinity pool completes the property. Agency fees payable by the seller.

### Legal information

1 395 000 €

Fees paid by the owner, well condominium, annual current expenses 3 600 € (300 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://www.georisques.gouv.fr)

