



€ 895 000

**Buying 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 : roof tiles**

**Amenities :**

pool, pool house, workshop, fireplace, air conditioning, double glazing, Automatic Watering system, aluminum shutters, independent apartment

4 bedroom

1 bathroom

2 showers

3 WC

1 parking

1 cellar

**Energy class (dpe) : B**

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

Document non contractuel

02/05/2024 - Prix T.T.C



### Villa Les Issambres - Ref. V3027M - Mandate n°2240

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

#### Informations légales

895 000 €

Honoraires à la charge du vendeur, aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)

