## Agence Léonie Lelièvre

IMMOBILIER - REAL ESTATE

PROVENCE ALPES CÔTE D'AZUR - LES ISSAMBRES - VAE



(0033) (0)4 94 55 32 30 www.leonie-lelievre.fr

## € 895 000

**Buying house** 

5 rooms

Surface: 170 m<sup>2</sup>

Surface of the living: 34 m<sup>2</sup> Surface of the land: 1025 m<sup>2</sup> Year of construction: 1988

 $\textbf{Exposition}: \mathsf{Est}$ 

View : Mer

Hot water: Electrique Inner condition: good External condition: good Couverture: roof tiles

Amenities:

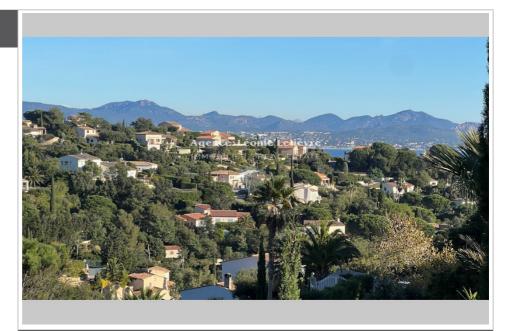
fireplace, pool, air conditioning

- 3 bedroom
- 2 terraces
- 1 bathroom
- 1 shower
- 2 WC
- 2 garages

Energy class (dpe) : D Emission of greenhouse gases

(ges) : B

Document non contractuel 04/05/2025 - Prix T.T.C



## House Les Issambres - Ref. V3369M - Mandate n°2343

Les Issambres, in a residential area, house of approximately 130 m² located on a plot of 1025 m². The entrance serves a beautiful living/dining room opening onto a terrace, a separate kitchen opens onto a covered terrace, a bedroom, a separate toilet, a bathroom with Italian shower. On the garden level there is a storage room that can be used as an extra bedroom and a laundry room/dressing room. A double garage. The first floor consists of two bedrooms with air conditioning, a bathroom, an office and a separate toilet. A traditional swimming pool with heat pump completes this property.

## Legal information

895 000 €

Fees paid by the owner, well condominium, annual current expenses 285 € (24 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,





