# Agence Léonie Lelièvre

PROVENCE ALPES CÔTE D'AZUR - LES ISSAMBRES - VAR



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

## € 849 000

Buying villa 5 rooms Surface : 139 m<sup>2</sup>

Surface of the land : 1660 m<sup>2</sup> Year of construction : 2002 Exposition : Sud est View : Jardin Hot water : Electrique Inner condition : excellent External condition : good Couverture : roof tiles

### Amenities :

pool, air conditioning, Bedroom on ground floor, Automatic gate, alarm

- 3 bedroom
- 3 terraces
- 1 bathroom
- 1 shower
- 3 WC
- 3 parkings

Energy class (dpe) : B Emission of greenhouse gases (ges) : A

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





Villa Les Issambres - Ref. V3384M - Mandate n°2372

In Les Issambres, in a quiet residential area nestled in a green setting, pretty house built on several levels. On one level it includes a bedroom opening onto a small solarium, a bathroom with toilet and a dressing room. A few steps lower is a 2nd bedroom. The garden level leads to a storeroom/laundry room as well as a guest toilet with washbasin as well as a beautiful living/dining room with high ceilings and an open fitted kitchen. The master bedroom has its own dressing room as well as its adjoining shower room. Large windows provide access to the pool area with a beautiful covered terrace as well as a pool house with barbecue. To complete this ensemble, a beautiful separate studio with its independent access completes this property to discover!

### Legal information

#### 849 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on <u>georisques.gouv.fr</u>,



Agence Leonie Lelievre - 5268 Corniche des Issambres - 83380 Les Issambres Tél: 04 94 55 32 30 - Fax: 04 94 55 32 31 - info@leonie-lelievre.com Carte professionnelle n°83032017000017394 délivrée par la CCI de Fréjus - RCS FREJUS 808.416.515 Code NAF 6831Z - Garantie financière : GALIAN 120 000 € - Document non contractuel