



€ 1 260 000

**Buying house**

**5 rooms**

**Surface : 147 m<sup>2</sup>**

**Surface of the land : 1340 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : roof tiles**

**Amenities :**

pool, petanque, summer kitchen,

Bedroom on ground floor,

Automatic gate, close to the

beaches

4 bedroom

3 terraces

1 bathroom

3 showers

3 WC

3 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(ges) : A**

Document non contractuel

21/05/2024 - Prix T.T.C



### House Les Issambres - Ref. V3343M - Mandate n°2280

Just a 5-minute walk from the beaches and centre of Les Issambres, pretty 147 m<sup>2</sup> house built on a 1300 m<sup>2</sup> plot. The ground floor comprises an entrance hall opening onto a living/dining room opening onto a covered terrace with summer kitchen, a separate kitchen with pantry and access to a terrace with pergola, a guest toilet, a bedroom with fitted wardrobes and a full bathroom. Upstairs is a bedroom with shower, wc and roof terrace. On the garden level, a games room leads to a bedroom with en-suite shower room. A 4th independent bedroom with shower room and wc. A bowling green and a 7m/3.50m swimming pool complete this property.

#### Legal information

1 260 000 €

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)

