



### Price on request

#### Buying house

3 rooms

Surface : 140 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

Surface of the land : 1227 m<sup>2</sup>

Year of construction : 1963

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : to refresh

Couverture : roof tiles

#### Amenities :

fireplace, 2 Studios indépendants,  
Pool possible, near shops, close to  
the beaches

4 bedroom

2 terraces

2 bathrooms

1 shower

2 WC

1 garage

3 parkings

**Energy class (dpe) :** Unavailable

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

Document non contractuel

12/07/2025 - Prix T.T.C



### House Les Issambres - Ref. V3399M - Mandate n°2409

In Les Issambres, located in a quiet area, close to the beach and shops, this pleasant 1960s house is situated on a gently sloping plot of approximately 1230 m<sup>2</sup>, with an ornamental pond. On one level, it comprises: An entrance hall with a toilet, a living/dining room with a fireplace, and a separate kitchen. The sleeping area consists of two bedrooms that share a bathroom with a toilet. On the garden level, there are two independent studios, each with its own bathroom, as well as a large garage.

#### Legal information

650 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr),

