



€ 1 600 000

**Buying villa**

**10 rooms**

**Surface : 340 m<sup>2</sup>**

**Surface of the land : 2200 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud**

**View : Collines**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : roof tiles**

**Amenities :**

fireplace, pool, studio, apartment,

Bedroom on ground floor, Jacuzzi

7 bedroom

5 terraces

2 bathrooms

5 showers

7 WC

5 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(ges) : A**

Document non contractuel

10/05/2024 - Prix T.T.C



### Villa Les Issambres - Ref. V3316M - Mandate n°2201

House of approximately 340 m<sup>2</sup> located on land of 2,200 m<sup>2</sup> with a forest area of approximately 6,000 m<sup>2</sup>. It consists on the ground floor of 2 practically identical studios of 26 m<sup>2</sup> including 5m<sup>2</sup> on the mezzanine, living room with kitchen area, bathroom with toilet and a covered terrace of 11 m<sup>2</sup>; an apartment of 36 m<sup>2</sup> including a living room with kitchen area, a bedroom, a bathroom, a separate toilet and a terrace of approximately 14 m<sup>2</sup>; a large living space with fireplace of approximately 75 m<sup>2</sup> with kitchen, an open bedroom, a bathroom and a toilet. On the upper level is the main house offering a large living room with fireplace opening onto a covered terrace which joins the kitchen, a dining room, two bedrooms with terrace, a bedroom with cupboard, a bathroom, a shower room with toilet. The first floor offers a master bedroom opening onto a Tropezian terrace, with a large bathroom, a separate toilet and an office with cupboard. A swimming pool and a pool house with toilet complete this property.

#### Legal information

1 600 000 €

Fees paid by the owner, well condominium(33 lots in the condominium), no current

