



€ 1 598 000

**Buying house**

**5 rooms**

**Surface : 145 m<sup>2</sup>**

**Surface of the living : 44 m<sup>2</sup>**

**Surface of the land : 1111 m<sup>2</sup>**

**Year of construction : 1965 + 2010**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : roof tiles**

**Amenities :**

air conditioning, pool, Bedroom on ground floor, bowling, laundry room, Automatic Watering system, Automatic gate, alarm, Jacuzzi

3 bedroom

3 terraces

1 bathroom

2 showers

4 WC

2 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(gas) : A**

Document non contractuel

05/07/2025 - Prix T.T.C



**House Les Issambres - Ref. V3170M - Mandate n°2297**

Superb sea view for this villa completely renovated in 2010 located on a plot of 1111m<sup>2</sup> fully landscaped. The entrance is through the upper floor which includes a beautiful master bedroom with full bathroom opening onto a terrace, 1 bedroom with shower room and a small living room. A broken glass staircase leads to the garden level which includes a beautiful living-dining room with an open fully equipped kitchen. Sliding windows give access to a large terrace. On this level are also 1 bedroom with shower room and wc, 1 guest wc and a large linen room with numerous storage cupboards that can be partially transformed into a 4th bedroom. A swimming pool of 5m x 10 with rolling shutter and a Jacuzzi come to decorate the garden. Two small wooden chalets allow storage of garden furniture and tools. Quality materials.

**Legal information**

1 598 000 €

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).

