



€ 1 045 000

### Buying house

7 rooms

Surface : 262 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Surface of the land : 1956 m<sup>2</sup>

Year of construction : 1974

Exposition : Sud Sud Ouest

View : Aperçu mer et dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : roof tiles

### Amenities :

fireplace, Salt pool 8 mx 5 m, pizza oven, Bedroom on ground floor, Laundry rooms, workshop, dressing room

5 bedroom

1 terrace

2 showers

3 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases

(ges) : B

Document non contractuel

26/04/2024 - Prix T.T.C



### House Les Issambres - Ref. V3197M - Mandate n°2150

Property of 263 m<sup>2</sup> with open view and sea view, located on a plot of 1 710 m<sup>2</sup>, composed of two independent flats. On the first floor, a 110 m<sup>2</sup> flat with the possibility of converting the attic includes an entrance hall with guest toilet, a small laundry room, an office, two bedrooms, one of which has access to a terrace, a fully equipped kitchen and an air-conditioned living room with fireplace and large sliding doors opening onto a large terrace with pizza oven and jacuzzi. On the lower level is a flat of about 130 m<sup>2</sup> comprising a living room with separate kitchen, an enclosed veranda, two bedrooms, a shower room with toilet, and an independent bedroom. It is equipped with a living room, with a separate kitchen, with a veranda, with 2 bedrooms, with a shower room and with a separate bedroom, with a swimming pool and with a garage. Fees to be paid by the seller.

### Informations légales

1 045 000 €

Honoraires à la charge du vendeur, aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

