



€ 1 680 000

**Buying house**

**5 rooms**

**Surface : 177 m<sup>2</sup>**

**Surface of the land : 1200 m<sup>2</sup>**

**Year of construction :**

1972+2002+2016+2020

**Exposition : Plein sud**

**View : Mer panoramique**

**Hot water : Fuel**

**Inner condition : excellent**

**External condition :**

Exceptionnel

**Couverture : roof tiles**

**Amenities :**

Cheminée/insert, pool, air conditioning, Bedroom on ground floor, Automatic Watering system, Automatic gate, close to the beaches

4 bedroom

3 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

Document non contractuel

Energy class (dpe): C

Emission of greenhouse gases



House Les Issambres - Ref. V3354M - Mandate n°2315

Les Issambres, close to the beach and shops, panoramic sea views for this charming 177 m<sup>2</sup> villa set in a 1200 m<sup>2</sup> Mediterranean garden. The ground floor comprises an entrance hall leading to a fitted kitchen, a living/dining room with wood burner and large sliding doors opening onto a terrace with sea views, 2 bedrooms, one with sea views, a bathroom with shower, bath and double washbasin, 1 separate toilet. The garden level flat comprises a living room with fitted kitchen area and access to a covered terrace, 2 bedrooms, 1 shower room, 1 separate wc, 1 utility room, 1 air-conditioned wine cellar and a garage with electric door. A beautiful saltwater infinity pool completes this attractive property.

#### Legal information

1 680 000 €

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).

