# Agence Léonie Lelièvre

immobilier - real estate

PROVENCE ALPES CÔTE D'AZUR - LES ISSAMBRES - VAF



(0033) (0)4 94 55 32 30 www.leonie-lelievre.fr

### € 1 090 000

Buying house Surface: 127 m<sup>2</sup>

Surface of the land :  $982 \ \text{m}^2$ 

Year of construction:

1955+2024

Exposition: Sud View: Aperçu mer Hot water: Electrique Inner condition: good Couverture: roof tiles

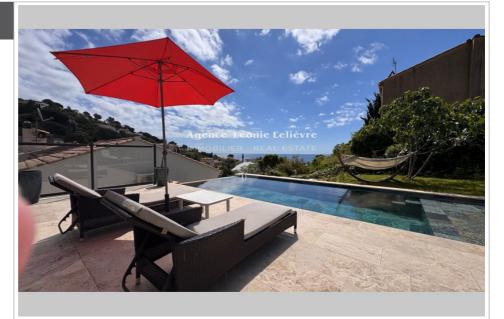
#### Amenities:

fireplace, infinity pool, pool house, air conditioning, Panneau photovoltaïque, Automatic Watering system, close to the beaches, Jacuzzi

- 4 bedroom
- 3 terraces
- 1 bathroom
- 1 shower
- 1 garage

Energy class (dpe) : C Emission of greenhouse gases (ges) : A

Document non contractuel 01/07/2025 - Prix T.T.C



## House Les Issambres - Ref. V3390M - Mandate n°2396

Located near the beach and the village of Les Issambres on a plot of 982 m², villa completely renovated and extended in 2024. It includes a large entrance leading to a living room with open kitchen, a veranda, a guest toilet and a laundry room. The upper floor is intended for the night area which is composed of 3 bedrooms, one with a dressing room, 1 bathroom with toilet. Two of them open onto a terrace with sea view. A master suite with shower room opens onto a terrace. A TV lounge. A staircase leads to the relaxation area where there is an infinity pool with its terrace all around to enjoy a beautiful sea view, a jacuzzi and an equipped summer kitchen. A terraced orchard with multiple fruit trees optimizes the rest of the land.

## Legal information

1 090 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on <a href="mailto:georisques.gouv.fr">georisques.gouv.fr</a>,





