## Agence Léonie Lelièvre

PROVENCE ALPES CÔTE D'AZUR - LES ISSAMBRES - VAR



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## Price on request

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 12/07/2025 - Prix T.T.C





Villa Les Issambres - Ref. V3316M - Mandate n°2405

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

1 399 000 €

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





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