# Agence Léonie Lelièvre

PROVENCE ALPES CÔTE D'AZUR - LES ISSAMBRES - VAR



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### Price on request

Buying house 4 rooms Surface : 104 m<sup>2</sup>

Surface of the land : 976 m<sup>2</sup> Year of construction : 1993 Exposition : Sud Hot water : Electrique Inner condition : good External condition : good Couverture : roof tiles

#### Amenities :

pool, air conditioning, Bedroom on ground floor, Automatic gate

- 3 bedroom
- 1 terrace
- 2 showers
- 2 WC
- 1 garage
- 2 parkings

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

Document non contractuel 15/07/2025 - Prix T.T.C



House Sainte-Maxime - Ref. V3313M - Mandate n°2311

In a small residence at approximately 1km500 from the center and the beaches villa of 105 m<sup>2</sup> entirely on one level located on a flat plot of 976m<sup>2</sup>. It includes an entrance leading to 3 bedrooms, 2 bathrooms and a toilet. A large living room with open fitted kitchen opens onto a spacious partly covered terrace. The 8mX4m swimming pool is surrounded by large terraces. A garage completes this set **Legal information** 

#### 879 000 €

Fees paid by the owner, well condominium, annual current expenses  $1 442 \in (120 \in \text{monthly})$ , no current procedure, information on the risks to which this property is exposed is available on <u>georisques.gouv.fr</u>,



Agence Leonie Lelievre - 5268 Corniche des Issambres - 83380 Les Issambres Tél: 04 94 55 32 30 - Fax: 04 94 55 32 31 - info@leonie-lelievre.com Carte professionnelle n°83032017000017394 délivrée par la CCI de Fréjus - RCS FREJUS 808.416.515 Code NAF 6831Z - Garantie financière : GALIAN 120 000 € - Document non contractuel