# Agence Léonie Lelièvre

PROVENCE ALPES CÔTE D'AZUR - LES ISSAMBRES - VAR



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# € 1 350 000

Buying house 7 rooms Surface : 190 m<sup>2</sup>

Surface of the land : 4000 m<sup>2</sup> Year of construction : 1980 + 2015 Exposition : Sud Sud ouest View : Mer Hot water : Electrique Inner condition : good External condition : good Couverture : roof tiles

### Amenities :

salt pool, cupboards, air conditioning, Bedroom on ground floor, Laundry room, workshop, Automatic gate

- 4 bedroom
- 2 terraces
- 1 bathroom
- 2 showers
- 3 WC
- 1 garage
- 2 cellars

Energy class (dpe) : B Emission of greenhouse gases (geomet non contractuel 17/05/2025 - Prix T.T.C



## House Les Issambres - Ref. V3205M - Mandate n°2370

Beautiful sea view for this property of 4000 m<sup>2</sup>, planted with Mediterranean trees. The villa has a surface area of approximately 190 m<sup>2</sup> and is south-west facing. On the ground floor there is a living/dining room opening onto a spacious terrace, a separate fully equipped kitchen with access to a laundry room, guest toilet, a large air-conditioned veranda also opens onto the terrace. The night space is composed of two bedrooms, a shower room with toilet and a master bedroom with bathroom ensuite. On the first floor there is an office and, on the garden level, a guest room with shower room and toilet. A very large garage also opens onto a workshop and two cellars. An 8m x 4m infinity pool completes the property. Agency fees payable by the seller.

## Legal information

#### 1 350 000€

Fees paid by the owner, well condominium, annual current expenses  $3\ 600 \in (300 \in \text{monthly})$ , 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