

€ 1 199 000

**Buying villa**

**5 rooms**

**Surface : 115 m<sup>2</sup>**

**Surface of the living : 33 m<sup>2</sup>**

**Surface of the land : 1260 m<sup>2</sup>**

**Year of construction : 1983**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : renovated**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Pool, Jacuzzi spa, Fireplace,

Bedroom on ground floor, Double

Glazing, Calm, Gate, Air conditioning

4 bedroom

2 terraces

3 showers

3 WC

3 parkings

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases**

**(ges) : B**

**Fees and charges :**

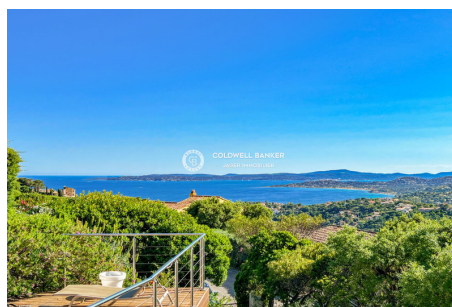
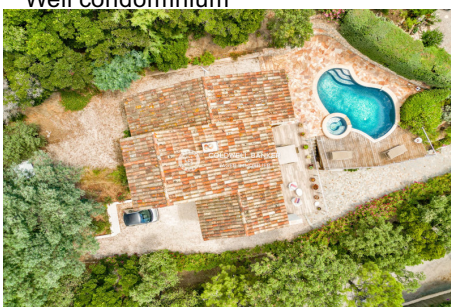
Annual current expenses 470 €

Well condominium



**Villa Les Issambres**

Our agency, COLDWELL BANKER JAGER, is proud to exclusively offer this villa located in a peaceful area on the heights of Les Issambres, boasting an exceptional view of the sea and the entrance to the Gulf of Saint-Tropez. This property has remarkable potential, with the possibility of an extension, making it ideal for creating the home of your dreams. Don't miss this rare opportunity to live in such a unique setting. Situated on a 1,200 m<sup>2</sup> plot, the villa features an open living space filled with natural light, thanks to large bay windows. This level also includes two bedrooms, a shower room, and a WC. On the upper floor, you'll find a bedroom with its own shower room and WC. The lower level offers a fourth independent bedroom with a shower room and WC, as well as a cellar. The property also includes a beautiful mosaic pool and a jacuzzi, perfect for relaxing while enjoying panoramic views of the sea and surrounding hills. A carport for two vehicles completes this property. Please don't hesitate to contact us for more information or to schedule a visit. Ref. : 394V2860M - Mandat n°2589



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