

€ 3 900 000

**Buying villa**

**6 rooms**

**Surface : 290 m<sup>2</sup>**

**Surface of the land : 1900 m<sup>2</sup>**

**Year of construction : 2023**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : new**

**External condition : new**

**Couverture : Toit terrasse**

**Amenities :**

Heated pool, Arrière cuisine, Cinéma,  
Bedroom on ground floor, Double  
Glazing, Calm, Automatic gate, Air  
conditioning

4 bedroom

1 bathroom

3 showers

1 garage

**Energy class (dpe) : A**

**Emission of greenhouse gases  
(ges) : A**

**Fees and charges :**

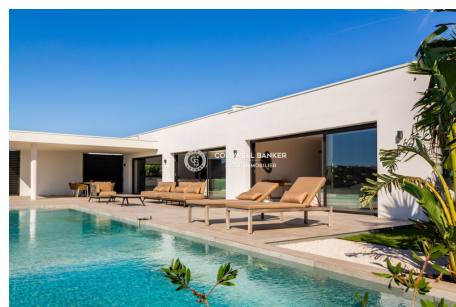
3 900 000 € fees included

06/07/2025 - Prix T.T.C



### Villa Les Issambres

JAGER Coldwell Banker is pleased to offer for sale this sumptuous contemporary villa of approximately 275 m<sup>2</sup>, offering a breathtaking panoramic sea view. This turnkey property represents an ideal opportunity for an investment project, with reduced notary fees and the possibility, under certain conditions, of recovering VAT. Upon entering, you will be captivated by a vast living space bathed in natural light, enhanced by a high-end American kitchen, complemented by a discreet and fully equipped utility room. The main level hosts an elegant master suite with a refined bathroom and large dressing room, as well as a second en-suite bedroom, designed with the same attention to detail. On the lower level, you will discover a private cinema room, two spacious en-suite bedrooms, as well as a space dedicated to a wine cellar. Outside, a magnificent heated infinity pool, carefully designed relaxation areas and a pétanque court blend perfectly into this exceptional environment. A closed garage that can accommodate two vehicles completes this prestigious property. Ref. : 394V3040M - Mandat n°2634



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