

## Price on request

### Buying house

5 rooms

Surface : 183 m<sup>2</sup>

Surface of the land : 1415 m<sup>2</sup>

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

### Amenities :

Proche Plages, Laundry room,  
Fireplace, Bedroom on ground floor,  
garage, Piscine chauffée sel, Calm,  
Alarm, Air conditioning

4 bedroom

4 bathrooms

3 WC

1 garage

1 parking

1 cellar

### Fees and charges :

30/08/2025 - Prix T.T.C



## House Les Issambres

In a privileged setting, just 1 km from the Issambres beaches, we are pleased to present this elegant renovated villa, nestled amidst nature. Covering an area of 183 m<sup>2</sup>, it is laid out as follows: - Ground floor: a bright living room with a fireplace, vaulted ceiling, and exposed beams. A large sliding glass door opens onto the pool, the spacious teak terrace, and the surrounding greenery. The fully equipped open-plan kitchen has direct access to a covered terrace. The dining area creates a seamless flow between the living room and kitchen. A master suite with a full bathroom (shower, bathtub, and toilet) as well as two additional suites with shower rooms complete this level. - Upper floor: a landing set up as an office/reading area leads to a fourth suite with a shower room and toilet. - Basement: laundry room, cellar, and a large garage of approximately 50 m<sup>2</sup>. The villa offers high-quality features including air conditioning, central heating via heat pump, and a heated pool surrounded by a 400 m<sup>2</sup> teak terrace, enhanced with Mediterranean plants such as olive trees and laurels. The garden is equipped with automatic irrigation and lighting. The property has two separate entrances: one for parking and one for the garage. This villa provides all the necessary comforts for both a primary and secondary residence and enjoys a peaceful environment just a 10-minute walk from the beach. Ref. : 394V3079M - Mandat n°2759



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