

**€ 4 300 000**

**Buying villa**

**8 rooms**

**Surface : 380 m<sup>2</sup>**

**Surface of the land : 1570 m<sup>2</sup>**

**Year of construction : Rénovée en 2022**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : renovated**

**Couverture : Toit terrasse**

**Amenities :**

Pool, Cave à vin, Playroom, Salle de sport, Bedroom on ground floor, Double Glazing, Rénovée en 2023, Calm, Automatic gate, Air conditioning

5 bedroom

1 bathroom

4 showers

5 WC

1 garage

**Energy class (dpe) : B**

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

**Fees and charges :**

4300000€ fees included



### Villa Les Issambres

Jager Coldwell Banker Immobilier offers this exceptional villa for sale, fully renovated in 2023, where contemporary aesthetics blend elegantly into a prestigious setting. Bathed in natural light, it captivates with its generous volumes and breathtaking panoramic sea views. The property features five luxurious suites, including a remarkable master suite with a spacious bathroom, dressing room, and private terrace offering breathtaking views. Designed to ensure absolute comfort, the villa boasts high-end amenities, including a gym, wine cellar, and garage. A large games room of approximately 30 m<sup>2</sup>, easily converted into an additional suite or personalized space, completes this rare property. Outside, the landscaped garden invites you to relax with its summer kitchen, pool house, outdoor lounge and a sumptuous 12 x 4.5 metre heated swimming pool, ideal for making the most of sunny days. Ref. : 394V2903M - Mandat n°2447



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