

# LES ISSAMBRES - cozy semi-detached villa with SEA VIEW

Price : € 459.000



<b>Rooms :</b> 5	<b>Bedrooms :</b> 3	<b>Bathrooms :</b> 2	<b>Sqft :</b> 91 m <sup>2</sup>	<b>Type :</b> House
<b>Views :</b> Sea, Mountains	<b>Land Area :</b> 150m <sup>2</sup>	<b>Reference ID :</b> 2265 / 417		

## SOLD BY OUR AGENCY

Les Issambres - Great sea-view.

Change of price - selling price € 459.000 euro

Located in a small domaine (about 24 villa's), with a spacious communal pool at about 100m. and private parking, is this semi detached villa of ca. 95 m<sup>2</sup> - with 3 bedrooms and sea view located. The garden is facing south and offers a lot of privacy. The village of Les Issambres with the harbor and the beautiful coast-line is at about 5 minutes.

The layout is as follows: common entrance, access road to the villa, located on the lowest level, being the last villa in the row with additional attached storage at the front.

Entrance of the villa, hallway, spacious storage room / utility room / former garage, half open kitchen with all appliances, spacious living with side windows, open fireplace and sliding doors to the terrace going into the south facing garden. Here one may find many sheltered- but also many sunny spots to enjoy the beautiful views in the hills and at the sea.

On the side of the house you will find a cozy patio and an additional outdoor shower. There also is a gate with access to the front side of the villa.

Next to the kitchen, a fixed stone staircase offers access to the floor with overflow, toilet, 3 bedrooms and 2 bathrooms. The first bedroom is located at the front, as well as the first bathroom with bathtub. Two other bedrooms are located at the rear, both with access to the spacious roof terrace with sea view. The masterbedroom has its own bathroom with shower and washbasin.

Because of its beautiful location, at the Col de Bougnon, just 5 minutes from the beaches of Les Issambres and with a great communal pool this is a very good investment for wonderful holidays at the sea!

Les Issambres is the coastal town of Roquebrune-sur-Argens, located between Cannes and Saint Tropez, near Ste. Maxime. The

climate here is great, we count with 300 days of sunshine per year!

**Features :**

Double glazing	Caretaker	Electric gate	Swimming pool
Outdoor lighting	Water softener	Air-conditioning	Fireplace
Electric awnings	Connected thermostat	Irrigation sprinkler	Barbecue
Intercom			

**Area`s:**

1 Living room/dining area	1 Kitchen	3 Bedroom	1 Root cellar
1 Balcony	1 Bathroom	1 Shower room	1 Lavatory
1 Terrace	1 Cellar	1 Land	1 Parking

**Nearby:**

Bus	Shops (10 minutes)	Beach (5 minutes)	Town centre (10 minutes)
Public parking	Park	Sea port (5 minutes)	Public pool (200 metres)
Golf (2 km)	Airport (60 minutes)	Sea (5 minutes)	Highway (15 minutes)

**Energy - Conventional consumption Class : D**

**Energy - Emissions estimate Class : B**

**Land Value Tax : 1.631 € / year**

**Energy - Conventional consumption : 164 kWh/m<sup>2</sup>.year**

**Energy - Emissions estimate : 7 kg éqCO<sub>2</sub>/m<sup>2</sup>.year**



See more

<https://azurpavillon.com/real-estate/listing/les-issambres-cozy-semi-detached-villa-with-sea-view-2057646>