

# LES ISSAMBRES - villa of 116m2 with 3 large terraces & SEA VIEW

Price : € 495.000

Rooms : 6      Bedrooms : 3      Bathrooms : 2      Sqft : 116 m<sup>2</sup>      Type : House  
Views : Sea, Mountains      Reference ID : 2288 / 444

## SOLD BY OUR OFFICE

Located in a small domaine (about 24 villa's), with a spacious communal pool you will find this semi detached villa of 116m2 with 3 bedrooms, 1 terrace at the salon, 1 large loggia and a 3rd terrace of about 50m2 at the second floor. All with great sea view! The villa is spacious and facing south and offers a lot of privacy. The village of Les Issambres with the harbor and the beautiful coastline is at about 5 minutes.

The layout is as follows: Entrance of the villa, kitchen and 2nd kitchen/utility room, both with all appliances, guest toilet, dining room and bright living with side windows, open fireplace and doors to the terrace facing south and a closed wintergarden, again with doors to the south facing terrace where you will enjoy the beautiful views in the hills and at the sea. A fixed stone staircase offers access to the first floor with 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 loggia with the great sea view and shutters to close down. The masterbedroom has its own bathroom with shower and washbasin. The staircase continues on to the 2nd floor with a storage room and a door to the large 3rd terrace with an automatic sunscreen and again grand sea-view.

With the sale of this villa a separate garagebox can be offered for a fixed price of € 25.000 euro

Because of its beautiful location, not far from the centre of Les Issambres and just 5 minutes from the beaches and with a great communal pool this villa will be 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 Entrance	1 Laundry room	1 Kitchen	1 Living room/dining area
1 Living-room	2 Lavatory	2 Landing	1 Bathroom
3 Bedroom	1 Shower room / Lavatory	3 Terrace	1 Garage

## 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 : B  
Energy - Emissions estimate Class : A  
Land Value Tax : 1.707 € / year

Energy - Conventional consumption : 80 kWh/m<sup>2</sup>.year  
Energy - Emissions estimate : 2 kg éqCO<sub>2</sub>/m<sup>2</sup>.year

See more

<https://azurpavillon.com/real-estate/listing/les-issambres-villa-of-116m2-with-3-large-terraces-sea-view-2378294>