

Near Les Issambres - beautifully finished and well maintained Villa

Price : € 1.090.000

Rooms : 7 Bedrooms : 4 Bathrooms : 2 Sqft : 240 m² Type : House
Views : Hills, Mountains Land Area : 1003m² Reference ID : 2092 / 258

Near Les Issambres - beautifully finished and well maintained Villa

Close to the village of Saint Aygulf one will find the classical built detached villa (2008 - 240m²) with stunning views at the Nature area of the Villepey, the Mediterranean Sea (Gulf of St. Raphael) and the Esterel mountains. Overflow swimming pool, beautiful terraces, large indoor garage, closed kitchen with doors to dining terrace, bright living room with "Godin" stove, separate dining room, 3/4 bedrooms of which 1 with private terrace.

The format is as follows: entrance hall with staircase leading to te floor, access to the toilet and staircase to the garage. Left of the entrance is the lounge / living room with patio doors to the front yard and access to the backyard with terrace and pool. At the right one will find the separate dining room, also with patio doors to the front garden and access to the luxurious and fully equipped kitchen. Here one will find again sliding doors to to the terrace, partly covered, with lovely views.

First floor: Spacious landing with, at the front doors to the balcony, 2 spacious bedrooms at the front-side. Spacious bathroom with bath, shower and double sink, separate toilet, spacious dressing room / closet. Third bedroom at the backside with two walk-in closets, private bathroom with shower, toilet and sink and patio doors to terrace / balcony with great view.

On the ground floor is a spacious garage with space for 4 ! cars and a laundry room / room with connection for extra shower. High class luxury villa; all rooms feature reversible air conditioning, electric shutters, beautifully situated; close by beach and village.

Outside there is a beautiful well maintained garden and a private infinity pool (10m x 4.5m).

Features :

Air-conditioning	Sliding windows	Fireplace	Double glazing
Electric awnings	Crawl space	Electric shutters	Irrigation sprinkler
Alarm system	Electric gate	Swimming pool	Intercom
Outdoor lighting			

Area`s:

1 Land	1 Garage	1 Laundry room	1 Living-room
1 Dining room	1 Kitchen	3 Bedroom	1 Master bedroom
2 Lavatory	2 Terrace	2 Bathroom / Lavatory	

Nearby:

Airport (45 minutes)	Highway (8 km)	Bus (10 metres)	Town centre (5 minutes)
Shops (5 minutes)	Golf (10 minutes)	Sea (5 minutes)	Beach (5 minutes)

Energy - Conventional consumption Class : C

Energy - Emissions estimate Class : A

Land Value Tax : 2.160 € / year

Housing Tax : 1.640 € / year

Energy - Conventional consumption : 121.3 kWh/m².year

Energy - Emissions estimate : 2.6 kg éqCO₂/m².year

See more

<https://azurpavillon.com/real-estate/listing/near-les-issambres-beautifully-finished-and-well-maintained-villa-362248>