

# Les Issambres - 3 room apartment SEA VIEW

Price : € 165.000

**Rooms :** 3

**Views :** Sea, Greenery

**Bedrooms :** 2

**Reference ID :** 2205 / 354

**Bathrooms :** 1

**Type :** Apartment

## IMPORTANT PRICE CHANGE

Apartment of app. 40m2 with 2 bedrooms, balcony (South) with sea-view, private parking AND a GARAGE. Located in a very well kept Domaine with 2 large swimming pools, 3 tennis courts, 2 'Jeu-de-boules' courts, a private access to the beach and a children's play area. All only at 50 meters from the beach, between the charming coastal towns of Saint Aygulf and Les Issambres and shops / restaurants at walking distance.

The format is as follows: Entrance apartment building with staircase to 2nd floor. Entrance, living room with sliding doors to the sunny balcony (10m2) and magnificent sea views! The living room has a high ceiling and the possibility to create an open loft. There is a bright open plan modern kitchen with electric hob, oven (2013 ) and fridge with freezer (2012). Bedroom 1 is located at the rear and is equipped with a bunk bed and a closet. Through the living room you reach the hallway with the toilet and modern bathroom with sink, tub and shower. In the hallway is an utility closet with washing machine (top loading) and also access to the 2nd bedroom with double bed and 2nd TV. The apartment is offered fully furnished; ideal as a 'pied-à-terre', holiday-rentals or to live there the whole year around!

## Features :

Double glazing	Internet	Caretaker house	Electric shutters
Irrigation sprinkler	Caretaker	Swimming pool	Tennis court

## Area`s:

1 Living room/dining area	2 Bedroom	1 Attic	1 Kitchen
1 Bathroom	1 Lavatory	1 Parking	1 Garage

## Nearby:

Bus (50 metres)	Shops (50 metres)	Beach (50 metres)	Town centre (3 km)
Public parking	Supermarket (50 metres)	Public pool	Tennis
Airport (60 minutes)	Sea (50 metres)	Highway (8 km)	

**Energy - Conventional consumption Class :** D

**Energy - Emissions estimate Class :** B

**Electricity :** 1

**Land Value Tax :** 826 € / year

**Housing Tax :** 598 € / year

**Energy - Conventional consumption :** 205 kWh/m².year

**Energy - Emissions estimate :** 10 kg éqCO2/m².year

See more

<https://azurpavillon.com/real-estate/listing/les-issambres-3-room-apartment-sea-view-477636>