

# Pieds dans l'eau near centre and harbor of Les Issambres

Price : € 2.795.000



**Rooms :** 7  
**Views :** Sea, Sea

**Bedrooms :** 5  
**Land Area :** 1090m<sup>2</sup>

**Bathrooms :** 4  
**Reference ID :** 2294 / 450

**Sqft :** 150 m<sup>2</sup>

**Type :** House

**SOLD**

Les Issambres, Pieds dans l'eau. Unique! Exclusive and rare!

Very beautiful located and ready to step in is this beautiful ground floor / single storey villa with garage and private swimming pool, right at the Mediterranean with beautiful views at and over the Gulf of Saint Tropez.

The villa has a cozy living room with fireplace and a mezzanine in the round Provençal 'tower'. There is a dining room, located at the open well equipped kitchen, and a covered terrace / veranda / outdoor lounge - which can be full closed- connected to the living area.

There are 5 modern and spacious bedrooms with an 'en-suite' bathroom with shower and / or bath and separate toilet. Two bedrooms share a complete bathroom and 4 bedrooms are equipped with air-conditioned.

The site is well maintained and completely fenced.

The overflow pool is approx. 8 x 4 m and is equipped with a heat pump. The garden has several attractive seats and dining area's with awning; on hardwood, natural stone and / or artificial grass, and is very easy to maintain. There is a 'terrain des boules' to be able to close off the sunny days in a sporting way.

Through the garden there is a direct access to the sea and under the swimming pool is a storage / boathouse is located. The attached garage, which can be opened on two sides, completes the property. At the front side of the building there is ample parking for at least 2 cars on private grounds. All is in very good condition.

**SAS astrid segaar immobilier**  
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**IBAN : FR76 1460 7003 8760 1217 2279 814**  
**BIC : CCBPFRPPMAR**  
**TVA intracommunautaire : FR28752484360**  
**SIRET : 752 484 360 00017 – SAS capital de 1000 €**

Visits by appointment through our office

**Features :**

Water softener	Air-conditioning	Fireplace	Double glazing
Furnished	Electric shutters	Irrigation sprinkler	Barbecue
Outdoor lighting	Disabled access	Alarm system	Swimming pool
Bowling green	Playground	Electric awnings	

**Area`s:**

1 Land	1 Entrance	1 Corridor	1 Living-room
1 Mezzanine	1 Veranda	1 Dining room	1 Terrace
1 Kitchen	5 Bedroom	4 Bathroom / Lavatory	1 Garage

**Nearby:**

Shops (500 metres)	Beach	Town centre (500 metres)	Train station (10 minutes)
Park (100 metres)	Supermarket (500 metres)	Sea port (500 metres)	Public pool
Golf (5 minutes)	Airport (50 minutes)	Sea	TGV station (10 minutes)
Highway (10 minutes)			

**Energy - Conventional consumption Class : E**

**Energy - Emissions estimate Class : C**

**Electricity : 1**

**Land Value Tax : 2.980 € / year**

**Housing Tax : 2.615 € / year**

**Energy - Conventional consumption : 320 kWh/m².year**

**Energy - Emissions estimate : 19 kg éqCO2/m².year**



See more

<https://azurpavillon.com/real-estate/listing/pieds-dans-leau-near-centre-and-harbor-of-les-issambres-2420719>