

LES ISSAMBRES, modern Villa 170 m2 with GREAT VIEWS!

Price : € 925.000

Rooms : 7 **Bedrooms :** 4 **Bathrooms :** 3 **Sqft :** 170 m² **Type :** House
Views : Sea, Hills **Land Area :** 1195m² **Reference ID :** 2164 / 308

Splendor Villa (2005) with double garage, sea- and mountain views, heated private pool, spacious living, 4 bedrooms, 3 bathrooms AND READY TO MOVE IN !! Located in Parc de la Vigie, a beautiful domaine with also a communal pool and tennis court, private caretaker and well secured. The layout of the villa is as follows: Automatic gate to the driveway, spacious double garage, entrance to the villa with hall, two spacious bedrooms, one with private terrace and beautiful views, modern bathroom with double sink and bathtub, separate toilet. Solid stone staircase to the spacious and bright living room with dining room and lounge, fireplace with heat distributor, 2 x sliding doors to the partly covered terrace (z / w) with beautiful mountain and sea views and LOTS OF PRIVACY! The terrace extends into the area around the heated swimming pool (9 x 4.5m), outdoor kitchen with appliances (like refrigerator and dishwasher) and a spacious hardwood sun-deck. Through the dining room the half open Provencal kitchen with many appliances can be reached. Here you will find a side door to a charming courtyard with fountain (no photo). The master bedroom is also located on this floor with fixed wardrobes, French balcony, private bathroom with shower, washbasin and toilet. The lower apartment has a private entrance and features a sitting room, bedroom and the third bathroom with shower, washbasin and toilet. The villa is located in a sheltered part, situated south / west with a lot of privacy and beautiful views! Furthermore, the villa is very well maintained, has powder coated aluminum, PVC and hardwood window frames with double glazing and can be delivered fully furnished! A GREAT OPPORTUNITY!!

Features :

Double glazing	Crawl space	Swimming pool	Irrigation sprinkler
Sliding windows	Fireplace	Electric shutters	Barbecue
Outdoor lighting	Alarm system	Caretaker	Intercom
Electric gate	Tennis court	Stove	Television

Area`s:

1 Land	2 Garage	1 Living room/dining area	1 Dining room
2 Kitchen	4 Bedroom	2 Shower room / Lavatory	1 Bathroom / Lavatory
1 Apartment	3 Terrace	1 Laundry room	

Nearby:

Shops (2 km)	Beach (500 metres)	Town centre (2 km)	Supermarket (2 km)
Sea port (1 km)	Golf (10 km)	Airport (65 km)	Sea (500 metres)

Highway (10 minutes)

Energy - Conventional consumption Class : D
Energy - Emissions estimate Class : B
Land Value Tax : 2.100 € / year

Energy - Conventional consumption : 152 kWh/m².year
Energy - Emissions estimate : 9 kg éqCO₂/m².year

See more

<https://azurpavillon.com/real-estate/listing/les-issambres-modern-villa-170-m2-with-great-views-590239>