

# Les Issambres - Large villa, 7 bedrooms, sea view and walking distance from sea!

Price : € 798.000



<b>Rooms :</b> 9	<b>Bedrooms :</b> 7	<b>Bathrooms :</b> 5	<b>Sqft :</b> 240 m <sup>2</sup>	<b>Type :</b> House
<b>Views :</b> Sea, Garden	<b>Land Area :</b> 1623m <sup>2</sup>	<b>Reference ID :</b> 2274 / 427		

Spacious detached villa (approx. 275m<sup>2</sup>) with 7 bedrooms, over 3 floors, 2 of which are adjacent to the garden, swimming pool (1998), garage and sea view on a plot of 1623 m<sup>2</sup>. Quiet and with privacy, located within walking distance of the sea, near several restaurants and close to shops. The site opens up on as well the front as the rear sides at a public road and offers opportunities for construction of a second home.

The villa is been built around 1950 and in 1981 enlarged with 2 extra floors. At the time using good and solid materials but now dated and awaiting a modernization.

The layout is as follows: Entrance on the middle floor (Rez de chaussee) adjacent to a flat terrain, location south / west. Spacious hall with access to the living room (ca. 50m<sup>2</sup>) with open fire place and French doors to a covered terrace located at the pool (west). Closed kitchen with door to the garden and access to the living room and hallway. Guest toilet and passage to the first 3 bedrooms and 2 bathrooms, both with bath, double sink and toilet. The bedrooms are spacious and 2 rooms are located at the front side with doors to a spacious balcony / terrace, with great sea views. Through the hall the staircase leads to the lower part (Rez de Jardin) with a spacious basement storage room, an extra storage room, a washing room, two spacious bedrooms located at the front with doors to the garden at the front with sea view. At this floor there is a bathroom with bath, sink and bidet, a separate shower room and a toilet. Via a staircase on the outside, the apartment on the floor can be reached with a spacious balcony / terrace with again this great

sea-view. There is a large and bright living room with open kitchen. A sleeping area with a further 2 bedrooms and a bathroom with double sink furniture, shower, toilet and bidet.

The detached garage is located on the other side of the house and below the garage is a large storage / technical room for the pool.

The spacious and green front garden offers possibilities!

**\*\* Because the terrain has entrances both at the front and at the rear, there is a possibility to create an other building!**

This spacious villa is ideal for large families but could also be exploited as chambre d'hotes.

**Features :**

Sliding windows	Fireplace	Double glazing	Barbecue
Outdoor lighting	Swimming pool		

**Area`s:**

1 Land	2 Living room/dining area	2 Kitchen	7 Bedroom
3 Bathroom	2 Shower room	2 Cellar	3 Terrace
1 Garage			

**Nearby:**

Shops (500 metres)	Beach (500 metres)	Town centre (5 minutes)	Park (500 metres)
Supermarket (500 metres)	Sea port (500 metres)	Public pool	Airport (55 minutes)
Sea (500 metres)	Highway (10 minutes)		

Energy - Conventional consumption Class : D  
Energy - Emissions estimate Class : B  
Land Value Tax : 3.863 € / year

Energy - Conventional consumption : 170.4 kWh/m².year  
Energy - Emissions estimate : 8.7 kg éqCO2/m².year



See more

<https://azurpavillon.com/real-estate/listing/les-issambres-large-villa-7-bedrooms-sea-view-and-walking-distance-from-sea-1335385>