

# Les Issambres - Very spacious villa ( ca.325m2) with 7 bedrooms + around SEAVIEW!

Price : € 1.650.000



Rooms : 11  
Views : Sea

Bedrooms : 7  
Land Area : 1568m<sup>2</sup>

Bathrooms : 5  
Reference ID : 2400 / 563

Sqft : 325 m<sup>2</sup>

Type : House

Les Issambres - Very spacious villa ( ca.325m2) with 7 bedrooms + around SEA-VIEW!

Very spacious well maintained villa (approx 325 m2) with swimming pool (10 x 4 m) and a 270° SUPERB SEA VIEW from Saint Raphael on the bay of Saint Tropez !!

It is at the top of a street in a quiet area that you will pass the gate of the property. You will then find yourself on the upper level, with a circulation space to go down to the swimming pool and a space to park a vehicle if necessary.

This first level consists of two separate apartments of approximately 75 square meters each, but which can be combined into one as was originally the case when the villa was built. Each apartment is bright and faces the sea, the living area being increased by a terrace-balcony of 30 square meters per apartment. The terraces communicate with each other. Apartment number one consists of an entrance hall, a kitchen, a living-dining room, a bathroom and two bedrooms each opening onto the balcony-terrace. Apartment number two consists of a large living-dining room and open kitchen (with a sea view of more than 180 degrees), a bedroom opening onto the terrace, and a shower room. A staircase will take you to the lower level with a landing and a small hall downstairs. Here again you will find two bright apartments facing the sea, with an average surface area of 70 square meters, with one having two bedrooms, one opening onto the terrace, two shower rooms, a dressing room, a living room and the open kitchen, a 30 square meter terrace communicating with that of the neighboring apartment. This second includes two bedrooms opening onto the balcony-terrace, a kitchen, a shower room, a living-dining room opening onto the upper terrace. A second terrace directly overlooks the pool below, which offers 60 square meters of terrace for this apartment.

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At the level of the swimming pool (salt and infinity, giving you the impression of swimming in the sea) there is a terrace, a pool house.

On the top level of the property there is vegetation and trees. Every square meter outside the property is planted with flowers, which gives a colorful and lush appearance characteristic of this coastal region of Var.

The villa was originally not divided, which makes it possible to consider knocking down partitions to restore the initial volumes, which would allow you to enjoy a living room of 80 square meters on the upper level.

In addition to swimming, the location of the villa also gives you access to hiking trails in vast mimosa forests.

#### Features :

Air-conditioning	Fireplace	Double glazing	
Internet		Electric shutters	
Outdoor lighting		Safe	Swimming pool
	Sliding windows	Furnished	

#### Area`s:

1 Land	4 Living room/dining area	4 Kitchen	7 Bedroom
3 Shower room / Lavatory	1 Shower room	1 Bathroom / Lavatory	6 Terrace
1 Pool house			

#### Nearby:

Airport (60 minutes)	Highway (10 minutes)	Town centre (2 km)	Shops (2 km)
Sea (800 metres)	Public parking (100 metres)	Beach (800 metres)	Supermarket (800 metres)

Energy - Conventional consumption Class : C

Energy - Emissions estimate Class : E

Electricity : 1

Land Value Tax : 5.153 € / year

Energy - Conventional consumption : 128 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 36 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



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