



1 275 000 €

**Buying villa****6 rooms****Surface : 165 m<sup>2</sup>****Surface of the living space : 54 m<sup>2</sup>****Surface of the land : 1326 m<sup>2</sup>****Year of construction : 2002****Exposure : Sud****View : Panoramique mer collines****Hot water : Solaire****Indoor condition : Excellent****Outdoor condition : Exceptionnel****Cover : Tuiles****Benefits :**

Arrosage auto, Volets électriques, Suite  
Ch d'amis, Cheminée, Local technique,  
Dressing, Piscine chauffée, Buanderie,  
Portail automatique, Cave à vin

4 bedrooms

2 terraces

1 bathroom

2 showers

3 WC

2 garage

3 parkings

1 cellar

**Energy class (old measure) : D****Climate class : B**

03/12/2021 - Prix T.T.C

**Villa 1655 Les Issambres**

Nice villa of 2002 full south in peace, seen sea and hills, very nice ground of 1326 m<sup>2</sup> landscape. 6 rooms 165 m<sup>2</sup> plus 110 m<sup>2</sup> of outbuildings. Vast stay / living room of 55 m<sup>2</sup> giving on 2 vast covered terraces, 4 rooms of which a parental suite.

Double garage, dressing room, laundry room, technical room, wine cellar, heated swimming pool with counter current, gates, shutters and electric blinds, beautiful landscaped grounds. Private domain with tennis, seaside.

Fees and charges :

Annual recurring charges 1 200 €

In condominium

85 lots in the condominium 1 275 000 € fees included



Azur Realty - 907 avenue de la Corniche d'Azur - 83370 Saint-Aygulf

Tél: 04 94 82 70 97 - azur.realty@gmail.com

RCS Fréjus 481 113 850 00020 Code NAF 6831Z -

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