



✉ info@provensal.net

☎ 04 94 96 00 18

1 295 000 €

**Buying villa**

**5 rooms**

**Surface : 140 m<sup>2</sup>**

**Surface of the land : 1700 m<sup>2</sup>**

**Year of construction : 1976**

**Exposition : Sud est**

**View : Mer**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, electric blinds, Bedroom on ground floor, Laundry room, calm

4 bedroom

2 terraces

2 showers

2 WC

2 parkings

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

02/07/2025 - Prix T.T.C



**Villa Ref. : 300V4741M Les Issambres**

\*\*\*\* ALREADY SOLD BY AGENCE PROVENSAL \*\*\*\* FEBRUARY 2025 House with swimming pool and sea view for sale in the Issambres area. Charming villa with swimming pool and beautiful sea view for sale in the Issambres area in the town of Roquebrune sur Argens near Sainte Maxime. This pretty Provencal villa consists of 5 main rooms and has a total surface area of 140 m<sup>2</sup> with a current living area of 122 m<sup>2</sup> on a plot of 1700 m<sup>2</sup>. On the ground floor, you will find an entrance hall, a living-dining room opening onto a very pleasant terrace facing the sea, a separate fitted and equipped kitchen also opening onto a terrace, a laundry room and 2 bedrooms and a shower room. On the pool level, 2 bedrooms opening onto the garden and a shower room. An additional convertible room of 22 m<sup>2</sup>. Pleasant garden, barbecue... Very quiet residential area. Must see! Information on the risks to which this property is exposed is available on the Géorisques website:

www.georisques.gouv.fr \*\*\*\* ALREADY SOLD BY AGENCE PROVENSAL \*\*\*\*

FEBRUARY 2025

Fees and charges :

1 295 000 € agency fees 4,76% à the responsibility of the buyer included



Agence Provensal - 2 Avenue Jean Jaurès - BP 145 - 83120 Sainte Maxime

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Carte professionnelle n°8304 2016 000 014 928 CCI du Var- RCS 487 681 140

SIRET 487 681 140 00017 - Garantie financière : Galian - Transaction 120 000 € - Gestion 1.060 000€ - Document non contractuel