

**2 310 000 €**

**Contact agency**

**Agence Immobilière Modini**

4, Av de Lattre de Tassigny

83120 Sainte-Maxime

+33 (0)4 94 55 71 00 / info@immodini.com

**For sale villa**

**7 rooms**

**Surface : 224 m²**

**Surface of the land : 4616 m²**

**Year of construction : 1960**

**Exposition : Sud**

**View : Mer**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : to renovate**

**Features :**

POOL, fireplace, double glazing, Automatic gate, CALM

3 bedroom

2 terraces

1 bathroom

2 shower rooms

4 WC

1 garage

**Energy class (dpe) : D**

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

Document non contractuel

01/07/2025 - Prix T.T.C



### Villa 1525/23 Les Issambres

Splendid villa to buy with a surface area of 224 m² on a plot of 4616 m², located in the privileged district of Issambres. This unique residence extends over two levels with a southern exposure and offers breathtaking views of the sea. The house includes an equipped kitchen, 3 bedrooms, 1 bathroom, 2 shower rooms and 4 toilets. Thanks to its immense land, this house has 2 terraces to fully enjoy the Mediterranean climate. Requiring work to refurbish the house, a building permit has been validated and is purged of any recourse for a total living area of 400M2. The current villa was built in 1960 and offers amenities such as a swimming pool, a fireplace, double glazing, an automatic gate and the incomparable calm of the region. Its sanitation is sewerage type. Looking for a place to live or a real estate investment project? Look no further, this detached villa is the property you need!

**Fees and charges :**

2 310 000 € fees included

