

699 000 €

For sale house

8 rooms

Surface : 272 m<sup>2</sup>

Surface of the living : 53 m<sup>2</sup>

Surface of the land : 2400 m<sup>2</sup>

Year of construction : 2005

Exposition : Sud

View : Dégagée

Inner condition : Excellent

Couverture : Tuiles

Features :

Piscine a débordement, Pool house, Dependance 42m2, Poele a granulé, Chambre de plain-pied, Double vitrage, Cave a vin, Buanderie, Portail automatique

6 bedroom

2 terraces

1 bathroom

5 showers

1 WC

2 garage

5 parkings

1 cellar

Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House Flassans-sur-Issole

This spacious Provençal-style home, beautifully maintained, occupies a commanding position in a residential area close to shops. The main level features a living room of 53 m<sup>2</sup>, enhanced by large south-facing windows. These open onto an elegant covered terrace of approximately 40 m<sup>2</sup>, overlooking an infinity pool and offering unobstructed views. The generous hallway also leads to a charming separate kitchen of 27 m<sup>2</sup> and a dining room of 23 m<sup>2</sup>, currently used as a billiard room. The ground floor sleeping area includes three bedrooms, each with an en-suite toilet and shower. Two additional bedrooms and a bathroom are located upstairs. The five bedrooms, complemented by an independent one-bedroom apartment, represent significant rental potential and are also ideal for a family living project. The spacious basement offers a large garage accommodating two to three cars, a wine cellar, a workshop, and a laundry room. This solid 2005...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A

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