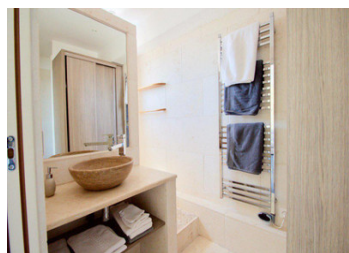
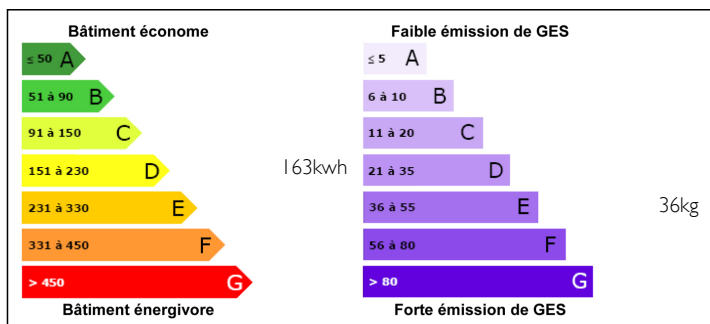


B&B close to the beach - Les Issambres



ENERGY - DPE



INFORMATION

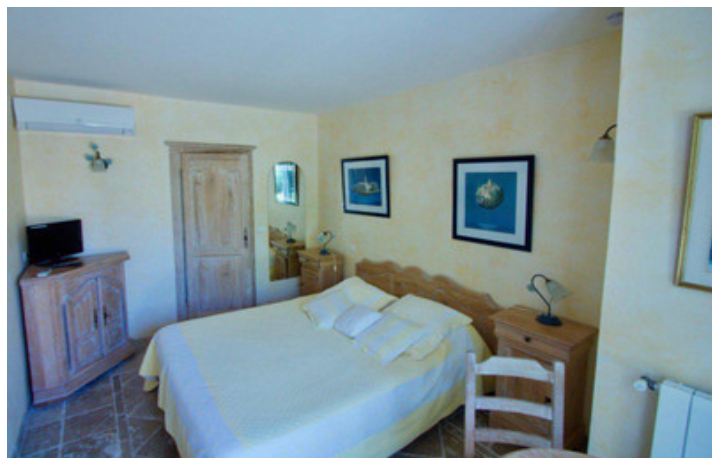
Town:	LES ISSAMBRES
Department:	Var
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Located in a quiet residential area only 300m from the beach, well maintained 2-level property of 600m² with a large swimming pool, several shaded seating areas and a boules court. There are 10 double bedrooms all equipped with air conditioning and private bathrooms. On the first floor there is a separate 2-bedroom apartment with connecting bathrooms, kitchen and sitting room with fire place. There is also a lounge with reception area and a spacious dining room which can seat over 50 people, with a bar and large windows offering a beautiful seaview. In addition there is a gym with sauna, a laundry room, a climatized wine cellar and various storage rooms. An indoor staircase leads to a flat roof which easily can be transformed into a sun terrace. The property offers several interesting business opportunities such as b&b with catering.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 4097 EUR

NOTES