

760 000 €

**Contact agency**

**Estate & Law - Properties**

38 Av. du Croiseur Léger le Malin

83120 Sainte Maxime

06 81 31 85 06 / info@estatelaw-properties.com

**For sale villa**

**5 rooms**

**Surface : 155 m<sup>2</sup>**

**Surface of the land : 1205 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Automatic gate

4 bedroom

1 terrace

1 bathroom

2 showers

2 WC

1 parking

**Energy class (dpe) : C**

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

Document non contractuel



**Villa 022 Saint-Aygulf**

For Sale – Stunning 155m<sup>2</sup> Villa with Heated Pool in Saint Aygulf Just a few minutes' walk from the charming village of Saint Aygulf, this beautifully renovated 155m<sup>2</sup> villa (2018) offers an exceptional living environment, combining comfort and elegance. Upon entering, you'll be captivated by a bright and inviting veranda, perfect for enjoying sunny days all year round. The cozy living room, featuring a wood-burning stove, creates a warm and welcoming atmosphere. A spacious dining area and a fully equipped kitchen complete this functional and stylish living space. The night area includes a generous master suite with a walk-in closet, a private WC, and a bathroom with both a shower and a bathtub. Two additional bedrooms share a modern shower room and a separate WC. A dormitory-style space adds two extra bedrooms, perfect for accommodating family and guests. Set on a 1,205m<sup>2</sup> landscaped plot, the outdoor area is a true oasis of relaxation, featuring a heated swimming pool, a summer kitchen, and a storage area—ideal for making the most of the Mediterranean climate. A carport and a utility room add to the villa's practicality. This turnkey property, with no renovations needed, is a rare find—don't miss this unique opportunity!

Fees and charges :

760 000 € fees included

