

1 190 000 €

**Contact agency**

**Var Prestige Immobilier**

114 Avenue Mathias Bat B

83120 Sainte-Maxime

04 98 10 63 20 / agenceferran@gmail.com

**For sale house**

**6 rooms**

**Surface : 150 m<sup>2</sup>**

**Surface of the land : 692 m<sup>2</sup>**

**Exposition : Plein sud**

**View : Aperçu mer**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

Laundry room

4 bedroom

2 bathrooms

2 WC

**Energy class (dpe) : F**

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

Document non contractuel

17/08/2024 - Prix T.T.C



## House 8901MF Sainte-Maxime

Very rare for sale, located in an idyllic setting in Sainte-Maxime, 5 minutes walk from the beach and in a residential area close to the city center, this house of approximately 150m<sup>2</sup> will seduce you with its potential, its privileged location and its sea view from upstairs. This beautiful detached house is divided into two completely independent type 3 apartments. The residence is bathed in light thanks to its south-facing orientation and offers a view of the sea from the upstairs apartment. It summons the charm of the old and offers tremendous potential with an interior to renovate according to your tastes and desires. Each apartment is composed of an independent kitchen, 2 bedrooms, 1 bathroom and 1 independent toilet. The living rooms offer a functional and friendly space to spend good times with family or friends. Upstairs the apartment has an additional laundry room and on the ground floor a dressing room and a pantry accessible from the outside. The 275m<sup>2</sup> land offers the possibility of creating a quiet and intimate space, with a view of the sea from the garden, not overlooked. Electric heating and hot water and mains drainage. Real estate in Sainte-Maxime offers an exceptional quality of life, with its Mediterranean climate, its fine sandy beaches and breathtaking views of the Saint-Tropez golf course. Sainte-Maxime is appreciated for its tranquility, its Provençal charm and its marinas, ideal for boat owners. Information on the risks to which this property is exposed is available on the Cécirisko website.

