

2 300 000 €

**Contact agency**

**Excellence Immobilier**

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**For sale villa**

**6 rooms**

**Surface : 200 m²**

**Surface of the living : 65 m²**

**Surface of the land : 2615 m²**

**Year of construction : 1999** rénovée 2023

**Exposition : Sud**

**View : Dégagée Mer**

**Hot water : Individuelle**

**Inner condition : Excellent condition**

**Features :**

Piscine 12 X 5 chauffée, ALARM, Air conditioning, electric blinds, CRAWL, Éclairage extérieur, intercom, Electric gate, SEA, Plage

4 bedroom

2 bathrooms

2 showers

4 WC

1 garage

**Energy class (dpe) : C**

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

Document non contractuel



**Villa 4769 Sainte-Maxime**

Exclusively at Excellence Immobilier. At the gates of Sainte Maxime, magnificent single storey villa for sale in Grimaud-Guerrevieille located in a closed domain in front of the beach, this villa with sea view is composed of a vast living room with dining room very luminous, an open kitchen entirely fitted out, the whole in a natural style, four spacious and pleasant bedrooms with each one their bathroom or shower. Outside, a comfortable terrace runs alongside the villa, allowing a space for lunch and another for relaxation, followed by a traditional swimming pool surrounded by a generous beach in the middle of a landscaped garden of 2600 m².

**Fees and charges :**

Annual current expenses 900 €

Well condominium

5 lots in the condominium 2 300 000 € fees included

