

1 470 000 €

Contact agency

Agence Provensal

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For sale villa

6 rooms

Surface : 140 m<sup>2</sup>

Surface of the living : 32 m<sup>2</sup>

Surface of the land : 1200 m<sup>2</sup>

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : GOOD

Couverture : tiling

Features :

POOL, ALARM, fireplace, Bedroom on ground floor, double glazing, Automatic gate, CALM

4 bedroom

2 terraces

2 showers

2 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

14/03/2025 - Prix T.T.C



### Villa 1971 Sainte-Maxime

\*\*\*\* EXCLUSIVE \*\*\*\* We are pleased to present for sale exclusively this charming villa with a swimming pool, located in a very quiet area just 600 meters walking distance from the beach and approximately 1.2 km from the center of Sainte Maxime. Comprising 5 to 6 main rooms and offering a living area of 140 m<sup>2</sup> over 2 levels, this villa, built on a plot of 1200 m<sup>2</sup>, is complemented by a large basement with a garage and 2 beautiful terraces. It features an entrance, a bright living room with a fireplace creating a warm and welcoming atmosphere, a separate fitted kitchen, 4 comfortable bedrooms ideal for accommodating your family or guests, and 2 shower rooms. The 28 m<sup>2</sup> garage can accommodate 2 to 3 cars and includes a storage room. Double glazing, alarm system... In the garden, you can enjoy a pleasant 8 x 4 m swimming pool, perfect for relaxing and organizing convivial moments with family and friends. A very pleasant south-facing exposure and two beautiful terraces complete the picture. Information on the risks to which this property is exposed is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

1 470 000 € agency fees 4,76% à the responsibility of the buyer included

