



✉ info@provensal.net

☎ 04 94 96 00 18

787 500 €

**Buying house**

**5 rooms**

**Surface : 112 m<sup>2</sup>**

**Surface of the living : 26 m<sup>2</sup>**

**Surface of the land : 555 m<sup>2</sup>**

**Year of construction : 1985**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

alarm, fireplace, Bedroom on ground floor, double glazing, calm

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases**

**(ges) : B**

Document non contractuel

18/10/2024 - Prix T.T.C



**House Ref. : 300V4763M Sainte-Maxime**

Very pleasant house for sale in a beautiful secure and guarded domain with swimming pool area and pétanque court a few meters from the sea, the beach and close to the city center of Sainte Maxime. Built on an enclosed plot of 555 m<sup>2</sup>, this house on 2 levels benefits from a living area of 112 m<sup>2</sup>. It consists of: an entrance opening onto a closed veranda, a living room with fireplace insert opening onto terrace and garden, a large kitchen opening onto veranda, 3 bedrooms, a bathroom with wc and a shower room with wc. On the communicating basement level, a dressing room, a bedroom / office, a cellar and a large garage. Double glazing, barbecue, 2 outdoor terraces, a garden shed and a garden. Quiet location with a South East exposure. Secure residential domain with swimming pool and caretaker. Rare on the market!

Fees and charges :

Annual current expenses 1 380 €

Well condominium

2 lots in the condominium 787 500 € agency fees 4,76% à the responsibility of the buyer included



Agence Provensal - 2 Avenue Jean Jaurès - BP 145 - 83120 Sainte Maxime

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Carte professionnelle n°8304 2016 000 014 928 CCI du Var- RCS 487 681 140

SIRET 487 681 140 00017 - Garantie financière : Galian - Transaction 120 000 € - Gestion 1.060 000€ - Document non contractuel