



✉ info@provensal.net

☎ 04 94 96 00 18

1 680 000 €

**Buying villa**

**5 rooms**

**Surface : 130 m<sup>2</sup>**

**Surface of the land : 1094 m<sup>2</sup>**

**Year of construction : 1992**

**View : Mer**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Piscine sel 10 X 5 chauffée, alarm,

Bedroom on ground floor, double glazing, Automatic Watering,

Laundry room, Automatic gate,

calm

4 bedroom

2 terraces

2 showers

2 WC

1 garage

3 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

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



**Villa Ref. : 300V4764M Sainte-Maxime**

Beautiful 5-room villa with elevator, swimming pool and sea view for sale in the residential area of Sémaphore in Sainte Maxime. Located halfway between the Nartelle beach and the city center of Sainte-Maxime, this villa is sold fully furnished and equipped. Built on a plot of 1100 m<sup>2</sup>, it has a living area of approximately 130 m<sup>2</sup> and is composed of: an entrance hall, a living-dining room opening onto a terrace, a fitted and equipped kitchen, a bedroom on one level with shower room, a guest toilet. Upstairs you will find 3 bedrooms, a shower room and a toilet. In the basement, a garage, a laundry room, a cellar and an elevator that allows you to go up to the main floor. 10 x 5 salt swimming pool with pool house. Double glazing. Reversible air conditioning. Very good condition. To see.

Fees and charges :

1 680 000 € agency fees 4,76% à the responsibility of the buyer included



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

Tél: +33 (0)4 94 96 00 18 - info@provensal.net - www.provensal.net

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