



✉ info@provensal.net

☎ 04 94 96 00 18

1 470 000 €

**Buying 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 : tiles**

**Amenities :**

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) : D**

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

Document non contractuel  
14/03/2025 - Prix T.T.C



**Villa Ref. : 300V4778M 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 :



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