



✉ info@provensal.net

☎ 04 94 96 00 18

1 195 000 €

Buying villa

5 rooms

Surface : 135 m²

Surface of the living : 38 m²

Surface of the land : 725 m²

Year of construction : 1970

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

pool, alarm, Volets electriques,
Possibilité cheminée, Bedroom on
ground floor, double glazing,
Automatic Watering, Laundry room,
calm

4 bedroom

1 terrace

1 bathroom

2 showers

4 WC

1 parking

Energy class (dpe) : B

Emission of greenhouse gases

(gas) : A

Document non contractuel

08/09/2024 - Prix T.T.C



Villa Ref. : 300V4688M Sainte-Maxime

Exclusivity. Located less than 1km from the sea and the city center (10-15 minutes on foot) in Sainte-Maxime, quiet, beautiful recently renovated house comprising 5 main rooms of approximately 135 m² of living space on 725 m² of wooded land with heated 8x4 swimming pool. Here is the distribution of the rooms: on the ground floor, a living dining room with open fitted and equipped kitchen of approximately 40 m² opening onto a terrace with a clear view of the hills, a bedroom with dressing room, balcony and full bathroom (bath, shower, sink and toilet), a guest toilet with hand basin; on the ground floor of the swimming pool, 2 en-suite bedrooms with shower room and toilet, a games room/TV lounge which can be transformed into a 4th bedroom (water and electricity connections provided for a 4th bathroom) or garage. Laundry room. Calm. Garden shed. Double glazing. Reversible climate control. Electric shutters. Alarm. Assured crush. A must see ! Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr

Fees and charges :

Annual current expenses 400 €



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