



✉ info@provensal.net

☎ 04 94 96 00 18

898 000 €

**Buying villa**  
**8 rooms**  
**Surface : 180 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**  
**Surface of the land : 926 m<sup>2</sup>**  
**Year of construction : 1952**  
**Exposition : Est ouest**  
**View : Dégagée**  
**Hot water : Fuel**  
**Inner condition : good**  
**External condition : good**  
**Couverture : tiles**

**Amenities :**

pool, Bedroom on ground floor,  
double glazing, Laundry room, calm

5 bedroom  
2 terraces  
1 bathroom  
3 showers  
4 WC  
2 garages

**Energy class (dpe) : C**

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

Document non contractuel  
18/10/2024 - Prix T.T.C



**Villa Ref. : 300V4710M Sainte-Maxime**

\*\*\*\* ALREADY SOLD BY OUR AGENCY FEBRUARY 2024 \*\*\*\* AGENCE PROVENSAL Pretty house with swimming pool for sale in the residential sector of Sémaphore located 5 minutes by car from the city center and the beaches of Sainte-Maxime. Located on a plot of 920 m<sup>2</sup> in a quiet and green setting, it benefits from a total living space of 180 m<sup>2</sup> on two levels. The main part of the villa has 120 m<sup>2</sup> on one level and is composed of: an entrance, a living room of approximately 40 m<sup>2</sup> with wood stove opening onto a terrace, a fitted and equipped open-plan kitchen with a pantry/laundry room, 3 bedrooms, one with dressing room, a bathroom, a shower room and an office. Beautiful terrace with a jacuzzi and beautiful flat garden that can accommodate a 2nd swimming pool. The secondary part, also on one level, is made up of a 60 m<sup>2</sup> apartment with an entrance, a living room, a kitchen, 2 bedrooms and a bathroom with toilet. 3X6 swimming pool, beautiful reception terraces. Each part has a large garage and its own entrance. Recent roof. Well. Double glazing. Information on the risks to which this property is exposed is available on georisks.gouv.fr \*\*\*\* ALREADY SOLD BY OUR AGENCY FEBRUARY 2024 \*\*\*\* AGENCE PROVENSAL



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