



✉ info@provensal.net

☎ 04 94 96 00 18

745 000 €

**Buying house**

**5 rooms**

**Surface : 140 m<sup>2</sup>**

**Surface of the living : 38 m<sup>2</sup>**

**Surface of the land : 666 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud Sud Ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate

3 bedroom

2 terraces

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : D**

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

Document non contractuel

27/07/2024 - Prix T.T.C



**House Ref. : 300V4709M Sainte-Maxime**

House with 4 to 5 rooms on one level for sale on a plot of approximately 650 m<sup>2</sup> with swimming pool near the beach and the 18-hole golf course in Sainte-Maxime. With a living area of approximately 140 m<sup>2</sup>, the villa comprises an entrance hall with cupboards and guest toilets, a living room of 55 m<sup>2</sup> with a living-dining room with fireplace opening onto a covered terrace, a fitted and equipped American kitchen, a pantry/laundry room, 2 large bedrooms with fitted wardrobes, a small bedroom/office and a shower room with wc. Garage of 23 m<sup>2</sup>. Parking for 2 cars. To have! Information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Fees and charges :

Annual current expenses 170 €

Well condominium

745 000 € 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