



✉ info@provensal.net

☎ 04 94 96 00 18

2 950 000 €

**Buying villa contemporaine**

**5 rooms**

**Surface : 139 m<sup>2</sup>**

**Surface of the land : 335 m<sup>2</sup>**

**Year of construction : 2019**

**Exposition : Sud**

**View : Mer**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : roof terrace**

**Amenities :**

pool, alarm, Bedroom on ground floor, double glazing, calm

4 bedroom

1 terrace

1 bathroom

3 showers

5 WC

1 garage

1 parking

**Energy class (dpe) : A**

**Emission of greenhouse gases**

**(ges) : A**

Document non contractuel

31/12/2024 - Prix T.T.C



**Villa contemporaine Ref. : 300V4754M Sainte-Maxime**

A few steps from the beach in Sainte-Maxime, in an exceptional secure domain, we present to you this beautiful contemporary house / apartment comprising 5 main rooms for a living area of 140 m<sup>2</sup> on 335 m<sup>2</sup> of land with swimming pool and splendid sea view over the village and the Gulf of Saint-Tropez. In a condominium of only 13 exceptional villas, it has an entrance, a living room facing the swimming pool and the sea opening onto a beautiful terrace facing the village of Saint-Tropez, an open fitted kitchen and 4 en-suite bedrooms including a master bedroom. Very beautiful southern exposure. Garage... Very high quality services. Rare on the market! Information on the risks to which this property is exposed is available:

georiskes.gouv.fr

Fees and charges :

Annual current expenses 7 284 €

Well condominium

13 lots in the condominium 2 950 000 € 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