



✉ info@provensal.net

☎ 04 94 96 00 18

1 590 000 €

Buying villa

6 rooms

Surface : 174 m²

Surface of the land : 1580 m²

Year of construction : 1985

Exposition : Est

View : Mer

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Amenities :

pool, alarm, double glazing,
Automatic Watering, Laundry room,
Automatic gate, calm

3 bedroom

2 terraces

1 bathroom

2 showers

3 WC

1 garage

3 parkings

1 cellar

Energy class (dpe) : C

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

Document non contractuel

26/12/2024 - Prix T.T.C



Villa Ref. : 300V4767M Sainte-Maxime

Pretty house with swimming pool and very nice sea view for sale in a secure and fully enclosed residential area located between Sainte-Maxime and Les Issambres. This Provencal-style villa, built in 1985 on an enclosed plot of 1600 m² currently has 6 to 7 main rooms and benefits from a living area of approximately 175 m². It consists of an entrance hall, guest toilet, living room with fireplace opening onto terrace, fitted and equipped kitchen, dining room opening onto terrace and a beautiful mezzanine currently a billiard room (possibility of a fourth bedroom). Upstairs, a bedroom with shower room, a bedroom with bathroom and a toilet. On the garden level, a bedroom/office, a shower room with toilet, a storage room and a wine cellar. Very beautiful planted and wooded garden, pretty heated salt water swimming pool of 12 x 5 facing the sea, garage, bowling alley. Storeroom/laundry room, crawl space, double glazing. Underfloor heating in the kitchen. Drilling. Videophone, automatic gate. Mosquito nets. Must see!

Fees and charges :

1 590 000 € agency fees 4,76% à the responsibility of the buyer included



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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