



# Agence Immobilière Provensal

Fondée en 1889  
Tél : 04 94 96 00 18

Sainte-Maxime  
Golfe de Saint-Tropez

4 500 000 €

**Buying villa**  
**7 rooms**  
**Surface : 370 m<sup>2</sup>**

**Surface of the land : 1355 m<sup>2</sup>**  
**Year of construction : 2024**  
**Exposition : Sud est**  
**View : Mer**  
**Hot water : Thermodynamique**  
**External condition : exceptional**  
**Couverture : tiles**

**Amenities :**

pool, alarm, electric blinds,  
fireplace, Bedroom on ground floor,  
double glazing, Automatic  
Watering, Laundry room, Automatic  
gate, calm

6 bedroom  
2 terraces  
1 bathroom  
5 showers  
7 WC  
3 garages  
1 cellar

**Energy class (dpe) : Unavailable**

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

Document non contractuel  
19/05/2024 - Prix T.T.C



## Villa Ref. : 300V4730M Sainte-Maxime

New luxury villa with swimming pool for sale in a closed and secure domain close to shops, the city center and the beaches of Sainte-Maxime. With a surface area of 370 m<sup>2</sup>, this villa will be arranged as follows: an entrance hall with toilet and guest cloakroom, a large living-dining room with fireplace opening onto a terrace and onto a patio with fountain, an open-plan kitchen fitted and equipped, 5 en-suite bedrooms with shower room, toilet and dressing room including a master bedroom with bathroom and dressing room. All complemented by a gym, a hammam, a wine cellar and a garage for three cars. An infinity pool and a fully planted garden complete this beautiful property with very high quality services.

Reduced notary fees. Delivery planned for the end of 2024! Information on the risks to which this property is exposed is available on the Géorisks website:

[www.georisks.gouv.fr](http://www.georisks.gouv.fr)

Fees and charges :

4 500 000 € agency fees 4,76% à the responsibility of the buyer included



Agence Provensal - 2 Avenue Jean Jaurès - BP 145 - 83120 Sainte Maxime  
Tél: +33 (0)4 94 96 00 18 - [info@provensal.net](mailto:info@provensal.net) - [www.provensal.net](http://www.provensal.net)

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