



# Agence Immobilière Provensal

Fondée en 1889  
Tél : 04 94 96 00 18

Sainte-Maxime  
Golfe de Saint-Tropez

560 000 €

**Buying apartment**

**4 rooms**

**Surface : 90 m<sup>2</sup>**

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

**Year of construction : 2007**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Building condition : good**

**Amenities :**

double glazing, gated, calm,  
electric shutters

3 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 parking

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

21/05/2024 - Prix T.T.C



**Apartment Ref. : 300V4479A Sainte-Maxime**

Exclusivity. Assured crush ! Beautiful Triplex F4 + garden of 100 m<sup>2</sup> for sale just one kilometer from La Nartelle beach and two kilometers from downtown Sainte-Maxime. Benefiting from a total surface area of 96 m<sup>2</sup> (70 m<sup>2</sup> in Carrez law + 16 m<sup>2</sup> mezzanine and 10 m<sup>2</sup> of closed terrace incorporated into the master bedroom) this property is composed as follows: on the garden level, entrance, living room opening onto terrace and garden of 53 m<sup>2</sup>, fitted and equipped kitchen, a laundry area and a guest toilet. On the 1st floor, an en-suite bedroom with cupboards and bathroom with toilet, a shower room with toilet and a second bedroom with cupboards through which there is access to the 3rd bedroom on the mezzanine (level 3). Underground parking and a cellar complete this pretty mazeset, completely renovated with taste 5 years ago. Double glazing. Reversible climate control. East/West exposure. The residence is closed and has 2-wheel parking.

Fees and charges :

Annual current expenses 1 944 €

Well condominium

10 lots in the condominium 560 000 € agency fees 4,76% à the responsibility of



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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