



# Agence Immobilière Provensal

Fondée en 1889  
Tél : 04 94 96 00 18

Sainte-Maxime  
Golfe de Saint-Tropez

1 195 000 €

Buying villa  
5 rooms  
Surface : 155 m<sup>2</sup>

Surface of the living : 52 m<sup>2</sup>  
Surface of the land : 600 m<sup>2</sup>  
Year of construction : 1986  
Exposition : Sud est  
View : Mer  
Hot water : Electrique  
Inner condition : good  
External condition : good  
Couverture : tiles

#### Amenities :

pool, fireplace, double glazing,  
Laundry room, calm

3 bedroom  
2 terraces  
1 bathroom  
2 showers  
3 WC  
1 garage  
1 cellar

Energy class (dpe) : D

Emission of greenhouse gases  
(ges) : B

Document non contractuel  
20/05/2024 - Prix T.T.C



Villa Ref. : 300V4714M Sainte-Maxime

\*\*\*\*\* ALREADY SOLD BY OUR AGENCY FEBRUARY 2024\*\*\*\*\* Beautiful Provencal style house with heated 7x3.5 swimming pool and sea view for sale in the Croisette sector in a closed and guarded domain close to the beach and the town center of Sainte-Maxime. Located on a plot of approximately 600 m<sup>2</sup>, this house with 5 main rooms has a total living space of 156 m<sup>2</sup> including 120 m<sup>2</sup> (Carrez law) + 36 m<sup>2</sup> of fitted basement (bedroom, laundry room, garage access). It benefits from a very beautiful sea view over the Gulf of St-Tropez and the hills. It consists of an entrance, a living room, dining room with insert fireplace opening onto a terrace facing the sea, a fitted and equipped kitchen, 3 bedrooms including a double master bedroom upstairs. Terrace with barbecue area. Garage with automatic door. Storage for garden tools...Absolute calm. Rare on the market. Information on the risks to which this property is exposed is available on georisks.gouv.fr. 3D VIRTUAL TOUR ON REQUEST. \*\*\*\*\*ALREADY SOLD BY OUR AGENCY FEBRUARY 2024 \*\*\*\*\*

Fees and charges :

Annual current expenses 1 100 €



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