



# Agence Immobilière Provensal

Fondée en 1889  
Tél : 04 94 96 00 18

Sainte-Maxime  
Golfe de Saint-Tropez

1 890 000 €

**Buying villa**  
**6 rooms**  
**Surface : 170 m<sup>2</sup>**

**Surface of the living : 32 m<sup>2</sup>**  
**Surface of the land : 1270 m<sup>2</sup>**  
**Year of construction : 1973**  
**Exposition : Plein sud**  
**View : Mer panoramique**  
**Hot water : Fuel**  
**Inner condition : a refresh**  
**External condition : a refresh**  
**Couverture : tiles**

**Amenities :**

pool, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

3 bedroom  
3 terraces  
2 bathrooms  
3 WC  
2 garages  
4 parkings  
1 cellar

**Energy class (dpe) : D**

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

Document non contractuel  
21/05/2024 - Prix T.T.C



## Villa Ref. : 300V4719M Sainte-Maxime

\*\*\*\* RECENTLY SOLD BY OUR AGENCY MAY 2024 EXCLUSIVE \*\*\*\* Beautiful Provençal style villa with swimming pool and panoramic sea view over the Gulf and the village of Saint-Tropez for sale in the highly sought-after Sémaphore area in Sainte-Maxime. Built at the beginning of the 1970s, this villa consists of 6 main rooms of approximately 170 m<sup>2</sup> of living space completed by two superb enclosed terraces and a summer kitchen facing the sea (surface area of approximately 70 m<sup>2</sup>), two garages, a cellar and a large basement. It has on the main level, an entrance, a living dining room opening onto a terrace, a TV lounge, an office, a kitchen with scullery, two bedrooms and a bathroom. Upstairs, a master bedroom with its bathroom/shower and solarium facing the sea. On the garden level, you will find 2 large garages, one of which is 50 m<sup>2</sup>, a laundry room, a cellar and a large basement. ground with boiler room and workshop. 11 x 4.5 swimming pool. Double glazing. Air conditioner. Exposure: South. 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) AN EXCLUSIVE AGENCE PROVENSAL. Unique on the market! \*\*\*\* RECENTLY SOLD BY OUR AGENCY MAY 2024 EXCLUSIVE \*\*\*\*



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SIRET 487 681 140 00017 - Garantie financière : Galian - Transaction 120 000 € - Gestion 1.060 000€ - Document non contractuel