



# Agence Immobilière Provensal

Fondée en 1889  
Tél : 04 94 96 00 18

Sainte-Maxime  
Golfe de Saint-Tropez

560 000 €

**Buying mazet**  
**4 rooms**  
**Surface : 90 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**  
**Surface of the land : 53 m<sup>2</sup>**  
**Year of construction : 2007**  
**Exposition : Est ouest**  
**View : Jardin**  
**Hot water : Electrique**  
**Inner condition : excellent**  
**External condition : good**  
**Couverture : tiles**

**Amenities :**

double glazing, Laundry room, calm

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



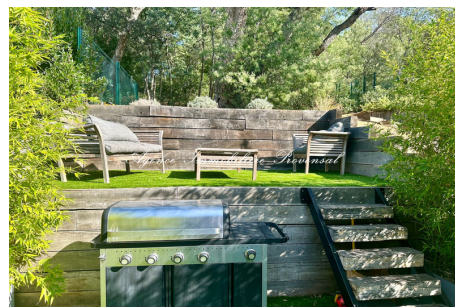
**Mazet Ref. : 300V4721M Sainte-Maxime**

EXCLUSIVE. Beautiful Triplex F4 + garden for sale just one kilometer from La Nartelle beach and two kilometers from downtown Sainte-Maxime. Benefiting from a total surface area of 90 m<sup>2</sup> (75 m<sup>2</sup> in Carrez law + 15 m<sup>2</sup> mezzanine) 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 mazet, completely renovated with taste 5 years ago. Double glazing. Reversible climate control. East/West exposure. The residence is closed and has 2-wheel parking. 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) Assured crush !

Fees and charges :

Annual current expenses 1 944 €

Well condominium



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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