



# Agence Immobilière Provensal

Fondée en 1889  
Tél : 04 94 96 00 18

Sainte-Maxime  
Golfe de Saint-Tropez

4 200 000 €

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

**Surface of the living : 58 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**  
**Inner condition : new**  
**External condition : exceptional**  
**Couverture : tiles**

**Amenities :**

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

4 bedroom  
2 terraces  
1 bathroom  
3 showers  
5 WC  
3 garages  
1 cellar

**Energy class (dpe) : Unavailable**  
**Emission of greenhouse gases**  
**(ges) : Unavailable**



**Villa Ref. : 300V4723M Sainte-Maxime**

Contemporary villa project with swimming pool and beautiful sea view for sale in Sainte-Maxime in a closed, secure, quiet and residential domain, close to the city center. Luxury villa built in 2024 with luxurious services. It will offer a floor area of 370 m<sup>2</sup> with: reception hall, toilet and guest cloakroom, large living room opening onto terrace and patio with fountain, fitted kitchen, 4 en-suite bedrooms with bathroom and dressing room including a master suite with bathroom, shower and dressing room. Hammam gym and wine cellar complete these high-end services. Double garage. A beautiful swimming pool and a nicely and qualitatively wooded garden complete the package! Reduced notary fees. 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 :

4 200 000 € agency fees 4,76% à the responsibility of the buyer included



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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