



✉ info@provensal.net

☎ 04 94 96 00 18

445 000 €

**Buying apartment**

**3 rooms**

**Surface : 66 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Year of construction : 1965**

**Exposition : Sud**

**View : Mer**

**Hot water : Individuelle**

**Inner condition : a refresh**

**Building condition : Correct**

**Amenities :**

lift, double glazing, electric shutters

2 bedroom

1 shower

1 WC

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(ges) : A**

Document non contractuel

01/06/2025 - Prix T.T.C



**Apartment Ref. : 300V4488A Sainte-Maxime**

\*\*\*\* ALREADY SOLD BY THE PROVENSAL AGENCY \*\*\*\* FEBRUARY 2025  
EXCLUSIVE! Opportunity for acquisition and/or rental investment! This F3 apartment offers a breathtaking view of the Gulf and the village of Saint-Tropez. Located on the 3rd floor of a residence with elevator in the city center of Sainte-Maxime, it is only 50 meters from the beach and close to all shops. This 66 m<sup>2</sup> dual-aspect apartment includes: An entry A living room with balcony offering a sea view A fitted American kitchen Two bedrooms A bathroom A toilet Exposure: South. Equipped with air conditioning and double glazing. Important information: This apartment is currently rented on a yearly basis until June 2026, with a monthly rental income of €1,130 including charges. Possibility of acquiring a garage in addition for €33,000, also rented at €160 per month until April 2025. A rare opportunity on the market! For more information on the risks to which this property is exposed, visit [www.georisques.gouv.fr](http://www.georisques.gouv.fr). \*\*\*\* ALREADY SOLD BY THE PROVENSAL AGENCY \*\*\*\* FEBRUARY 2025 EXCLUSIVE!

Fees and charges :

Annual current expenses 1 992 €



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