



✉ info@provensal.net

☎ 04 94 96 00 18

1 590 000 €

Buying villa

6 rooms

Surface : 174 m²

Surface of the land : 1580 m²

Year of construction : 1985

Exposition : Est

View : Mer

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Amenities :

pool, alarm, double glazing,
Automatic Watering, Laundry room,
Automatic gate, calm

3 bedroom

2 terraces

1 bathroom

2 showers

3 WC

1 garage

3 parkings

1 cellar

Energy class (dpe) : C

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

Document non contractuel

30/04/2025 - Prix T.T.C



Villa Ref. : 300V4767M Sainte-Maxime

House with swimming pool and sea view for sale between Sainte-Maxime and Les Issambres – Secure residential area Located in a secure and fully enclosed residential area, in the commune of Sainte-Maxime, this pretty Provencal villa offers a breathtaking view of the sea and a calm and privileged living environment. Built in 1985 on an enclosed plot of 1600 m², this property with 6 to 7 main rooms has a living area of approximately 175 m². The villa consists of an entrance hall, guest toilet, living room with fireplace opening onto a terrace, fitted and equipped kitchen, and dining room also opening onto the terrace. A beautiful mezzanine, currently used as a billiard room, offers the possibility of creating a fourth bedroom. Upstairs, you will find a bedroom with shower room, a bedroom with bathroom and a separate toilet. On the ground floor, this villa has a bedroom/office, a shower room with toilet, a storage room and a wine cellar. The wooded and landscaped garden perfectly completes this property, with a 12 x 5 m heated salt pool, facing the sea, ideal for relaxing. The villa also has a garage, a bowling alley, a storeroom/laundry room, a crawl space, double glazing, and a borehole. It is equipped with underfloor heating in the kitchen, a videophone, an automatic gate,



Agence Provensal - 2 Avenue Jean Jaurès - BP 145 - 83120 Sainte Maxime

Tél: +33 (0)4 94 96 00 18 - info@provensal.net - www.provensal.net

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