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☎ 04 94 96 00 18

879 000 €

**Buying villa with pool**

**4 rooms**

**Surface : 108 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

**Surface of the land : 976 m<sup>2</sup>**

**Year of construction : 1993**

**Exposition : Sud**

**View : Sur Jardin**

**External condition : good**

**Couverture : tiles**

**Amenities :**

double glazing, pool, Bedroom on ground floor, double glazing

3 bedroom

2 terraces

2 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

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



**Villa with pool Ref. : 300V4149M Sainte-Maxime**

Villa with swimming pool for sale – Sainte-Maxime, quiet area, 1.5 km from the sea. In Sainte-Maxime, in a quiet area, just 1.5 km from the sea and the city center, this 4-room single-storey villa with swimming pool is an absolute must-see. Located on a flat, enclosed plot of 950 m<sup>2</sup>, this villa has a living area of 105 m<sup>2</sup>, complemented by spacious 40 m<sup>2</sup> terraces. The interior consists of an entrance, a beautiful living room opening onto a sunny terrace, a partly equipped fitted kitchen, 3 bedrooms, 2 shower rooms and a garage. The house benefits from double glazing, reversible air conditioning and a planted garden with a pétanque court for good times outdoors. The villa also has a 9x4 m swimming pool, ideal for enjoying sunny days, and a carport. Highlights: Quiet area, close to the sea and the city center, Single storey villa with private swimming pool of 9x4 m, Landscaped garden with pétanque court, Reversible air conditioning, double glazing and garage. Spacious terraces of 40 m<sup>2</sup> to enjoy the outdoors. Carport and easy parking To discover as soon as possible to enjoy a pleasant and peaceful living environment in Sainte-Maxime! Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



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