



✉ info@provensal.net

☎ 04 94 96 00 18

730 000 €

**Buying house**

**5 rooms**

**Surface : 112 m<sup>2</sup>**

**Surface of the living : 26 m<sup>2</sup>**

**Surface of the land : 555 m<sup>2</sup>**

**Year of construction : 1985**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

alarm, fireplace, Bedroom on ground floor, double glazing, calm

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

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



**House Ref. : 300V4763M Sainte-Maxime**

4 bedroom house with garden for sale in Sainte-Maxime – Secure estate with swimming pool close to the sea. In Sainte-Maxime, in a secure residential area with caretaker, communal swimming pool and pétanque court, this pleasant 4-bedroom house is located just a few meters from the sea and the beach, while being close to the town center. Built on an enclosed plot of 555 m<sup>2</sup>, the house offers a living area of 112 m<sup>2</sup> spread over 2 levels. It consists of an entrance opening onto a closed veranda, a bright living room with insert fireplace, opening onto a terrace and a landscaped garden, a large fitted kitchen which opens onto the veranda. The ground floor also includes 3 bedrooms, one of which has direct access to the outside, as well as a bathroom with WC and a shower room with separate WC. On the R-1 level, the house has a dressing room, a bedroom/office, a cellar and a large garage, offering numerous storage and layout possibilities. The exterior of the house is just as pleasant, with a garden, barbecue and 2 outdoor terraces to enjoy the sun, as well as a garden shed for added convenience. The South-East exposure of the house allows you to benefit from sunshine throughout the day. A secure domain with swimming pool and caretaker



being close to the sea and amenities. Information on the risks to which this property is exposed is available on the Georisques website:

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

www.georisques.gouv.fr

Carte professionnelle n°8304 2016 000 014 928 CCI du Var- RCS 487 681 140

**Fees and charges :**

Annual current expenses 1 380 €

Well condominium

730 000 € fees included

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

