



✉ info@provensal.net

☎ 04 94 96 00 18

1 550 000 €

**Buying villa**

**5 rooms**

**Surface : 130 m<sup>2</sup>**

**Surface of the land : 1094 m<sup>2</sup>**

**Year of construction : 1992**

**View : Mer**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Piscine sel 10 X 5 chauffée, alarm,  
Bedroom on ground floor, double  
glazing, Automatic Watering,  
Laundry room, Automatic gate,  
calm

4 bedroom

2 terraces

2 showers

2 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. : 300V4764M Sainte-Maxime**

House with swimming pool and sea view for sale in Sainte-Maxime – Sémaphore residential area Located in the popular Sémaphore area of Sainte-Maxime, this pretty villa with swimming pool and sea view offers you an idyllic living environment, halfway between the Nartelle beach and the city center. Fully furnished and equipped, this 5-room villa is built on a plot of 1100 m<sup>2</sup> and has a living area of approximately 130 m<sup>2</sup>. The villa consists of an entrance hall, a bright living-dining room opening onto a terrace with sea view, a fitted and equipped kitchen, a single-storey bedroom with shower room, and a guest toilet. Upstairs you will find 3 bedrooms, a shower room and a toilet. The basement of the villa includes a garage, a laundry room, a cellar and an elevator that allows you to easily access the main floor. Outside, you can enjoy a 10 x 5 m salt pool, accompanied by a pool house, ideal for relaxing or entertaining. The villa is also equipped with double glazing and reversible air conditioning, ensuring comfort and tranquility all year round. This property, in very good condition, is to be discovered without delay. Information on the risks to which this property is exposed is available on the 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