



✉ info@provensal.net

☎ 04 94 96 00 18

780 000 €

**Buying house**

**5 rooms**

**Surface : 180 m<sup>2</sup>**

**Surface of the living : 32 m<sup>2</sup>**

**Surface of the land : 668 m<sup>2</sup>**

**Year of construction : 1983**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Amenities :**

fireplace, Bedroom on ground floor,

double glazing, Automatic

Watering, Laundry room, calm

4 bedroom

1 terrace

1 bathroom

2 showers

2 WC

3 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

12/12/2024 - Prix T.T.C



**House Ref. : 300V4744M Sainte-Maxime**

House for sale in Sainte Maxime. In a quiet area 5 minutes from the beaches and the town centre of Sainte-Maxime by car, pretty renovated house with a surface area of approximately 180 m<sup>2</sup> including 5 main rooms on 670 m<sup>2</sup> of land suitable for a swimming pool. On the ground floor, you will find a living room of approximately 32 m<sup>2</sup> opening onto 30 m<sup>2</sup> of south-facing veranda, an open fitted and equipped kitchen, 3 bedrooms, one of which is currently used as a dressing room and 2 shower rooms. Upstairs, a mezzanine office, a bedroom with bathroom and an attic that can be converted into a child's bedroom. On the garden level, a 43 m<sup>2</sup> outbuilding that can be converted. Garage/workshop. Double glazing.

Reversible air conditioning. Automatic gate and watering. Positive operational CU for the construction of an 8X4 swimming pool. A must see! Information on the risks to which this property is exposed is available on georisques.gouv.fr

Fees and charges :

780 000 € fees included



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

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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