



✉ info@provensal.net

☎ 04 94 96 00 18

3 950 000 €

Buying villa

6 rooms

Surface : 370 m²

Surface of the living : 58 m²

Surface of the land : 1355 m²

Year of construction : 2024

Exposition : Sud est

View : Mer

Hot water : Thermodynamique

Inner condition : new

External condition : exceptional

Couverture : tiles

Amenities :

pool, alarm, electric blinds,
fireplace, Bedroom on ground floor,
double glazing, Automatic
Watering, Laundry room, Automatic
gate, calm

4 bedroom

2 terraces

1 bathroom

3 showers

5 WC

3 garages

1 cellar

Energy class (dpe) : Unavailable

Emission of greenhouse gases

(ges) : Unavailable

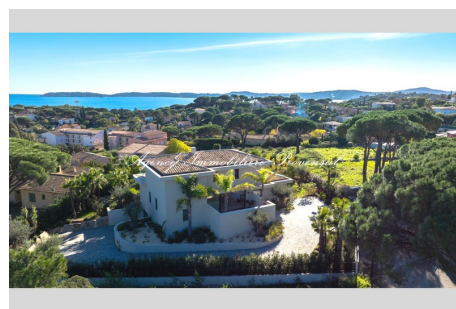
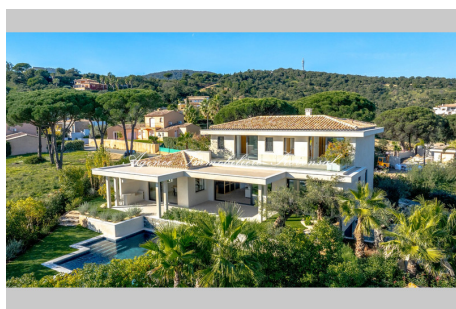


Villa Ref. : 300V4723M Sainte-Maxime

Exceptional new villa with swimming pool and partial sea view in Sainte-Maxime
Superb luxurious villa located in a closed and secure residential area, in the
immediate vicinity of shops, the city center and the beaches of Sainte-Maxime. This
luxury property, with a surface area of 370 m², offers a prestigious and refined living
environment. The villa consists of: Entrance hall with WC and guest cloakroom
Large living room with fireplace, dining room, and opening onto terrace and patio
with fountain Fitted and fully equipped American kitchen 5 en-suite bedrooms,
each with shower room, WC and dressing room, including a master bedroom with
bathroom and dressing room Gym, hammam and wine cellar Triple garage
Outside, you will enjoy an infinity pool and a lush, planted garden, ideal for
relaxation and convivial moments. High-end services and quality materials
complete this unique villa. Reduced notary fees. For more information on the risks
associated with this property, visit www.georisques.gouv.fr.

Fees and charges :

3 950 000 € agency fees 4,76% à the responsibility of the buyer 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