



✉ info@provencal.net

☎ 04 94 96 00 18

1 145 000 €

**Buying villa**

**5 rooms**

**Surface : 140 m<sup>2</sup>**

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

**Surface of the land : 1200 m<sup>2</sup>**

**Year of construction : 1985**

**Exposition : Sud**

**View : Aperçu mer**

**Hot water : Solaire**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, fireplace, Bedroom on ground

floor, double glazing, Automatic

Watering, Automatic gate, calm

4 bedroom

2 terraces

1 bathroom

2 showers

2 WC

1 garage

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

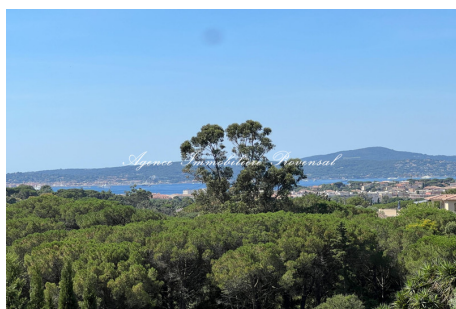
30/04/2025 - Prix T.T.C



**Villa Ref. : 300V4749M Sainte-Maxime**

\*\*\*\* UNDER PROMISE OF SALE APRIL 2025 \*\*\*\* BY OUR AGENCY. EXCLUSIVE!

Provençal Villa with Pool and Sea View for sale in Sainte-Maxime Discover this charming Provençal-style villa nestled in a secure estate in Sainte-Maxime, offering sea views, particularly from the upper floor. Located in a peaceful neighborhood just 2 kilometers from the town center, this property sits on a 1,200 m<sup>2</sup> enclosed plot. **\*\*Villa Features:\*\*** - **\*\*Surface area\*\***: Approximately 150 m<sup>2</sup> of living space - **\*\*Rooms\*\***: 6 main rooms - **\*\*Main level\*\***: - Spacious entrance, Bright living room with fireplace, opening onto a terrace facing the swimming pool, Dining room with fitted American kitchen, access to the terrace, 2 comfortable bedrooms with 2 shower rooms - **\*\*Upstairs\*\***: - 2 additional bedrooms, Bathroom, Solarium with sea and greenery view **\*\*Exterior\*\***: Heated swimming pool of 10x5 m, Large independent garage of 37 m<sup>2</sup>, Pleasant and well-maintained garden, South-southwest exposure to enjoy the sun This villa is ideal for those looking for tranquility and comfort. 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) \*\*\*\* UNDER PROMISE OF SALE APRIL 2025 \*\*\*\* BY OUR AGENCY. EXCLUSIVE!



Agence Provencal - 2 Avenue Jean Jaurès - BP 145 - 83120 Sainte Maxime  
Tél: +33 (0)4 94 96 00 18 - [info@provencal.net](mailto:info@provencal.net) - [www.provencal.net](http://www.provencal.net)

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