



✉ info@provensal.net

☎ 04 94 96 00 18

Price on request

Buying house

2 rooms

Surface : 168 m²

Surface of the living : 25 m²

Surface of the land : 748 m²

Year of construction : 1964 ?

Exposition : Ovest

View : Panoramique sur collines

Hot water : Electrique

Inner condition : to renovate

Couverture : tiles

Amenities :

fireplace, Bedroom on ground floor,
double glazing, Laundry room, calm

4 bedroom

2 terraces

2 showers

2 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : D

Document non contractuel

12/12/2025 - Prix T.T.C

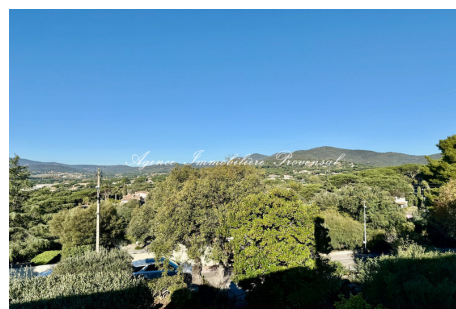
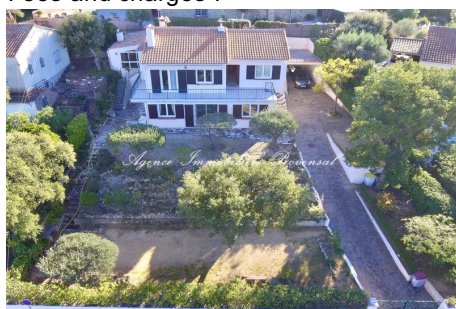


House Ref. : 300V4804M Sainte-Maxime

**** NEW EXCLUSIVE LISTING **** Charming detached house in need of overall refreshing for sale in the quiet and sought-after residential area of Sémaphore, close to downtown Sainte-Maxime. This two-level house with separate floors, built in the 1960s, offers a living area of 168 m² and great potential. It consists of: – a main floor of 90 m² with 4 main rooms including 3 bedrooms boasting panoramic hill views + an enclosed terrace/loggia of 33 m². A garden-level apartment comprising a 45 m² one-bedroom unit. The property is completed with a cellar / crawl space of 40 m² that can be converted, an 18 m² garage, and a 17 m² carport. The charm of an older home requiring renovation to bring it back to life. Pool potential. Its west-facing aspect offers stunning panoramic views of the surrounding hills. Outside, you will enjoy multiple terraces, a pleasant 748 m² plot suitable for a pool, a pétanque court, and a very peaceful atmosphere just steps from the town center and shops of Sainte-Maxime. Information on risks related to this property is available on the GéoRisques website:

www.georisques.gouv.fr **** EXCLUSIVE ****

Fees and charges :



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