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## Price on request

### Buying villa

6 rooms

Surface : 213 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 1675 m<sup>2</sup>

Year of construction : 2002

Exposition : Sud est

View : Mer

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

### Amenities :

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

5 bedroom

3 terraces

3 bathrooms

2 showers

6 WC

1 garage

6 parkings

2 cellars

Energy class (dpe) : C

Emission of greenhouse gases

(ges) : A



## Villa Ref. : 300V4799M Sainte-Maxime

Sale of Neo-Provençal Villa with Sea View in Sainte-Maxime – Private and Secure Estate The Provencal real estate agency, specialist in properties in Sainte-Maxime, offers for sale this beautiful neo-Provençal villa located in a sought-after gated community, perfectly peaceful, with an exceptional sea view. Set on a landscaped plot of 1,675 m<sup>2</sup>, this approximately 250 m<sup>2</sup> living space blends Provençal charm with generous proportions. From the entrance, you will be captivated by the bright living room with fireplace, the dining room, and the fully equipped kitchen, all opening onto a large covered terrace with a barbecue area, ideal for outdoor entertaining. The ground floor features a bedroom with sea view and an adjacent shower room, as well as an office/bedroom opening onto a spacious terrace extended by a pool area with sea views. Upstairs, the master suite includes a dressing room, a full bathroom, and a private solarium. On the garden level, you will find two additional beautiful suites with private bathrooms and shower rooms, along with three large spaces to customize according to your needs: gym, home theater, office, or extra bedrooms. This villa is truly a gem for lovers of the Côte d'Azur seeking tranquility and breathtaking views. For sale in Sainte-Maxime –



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SIRET 487 681 140 00017 - Garantie financière : Galian - Transaction 120 000 € - Gestion 1.060 000€ - Document non contractuel