



✉ info@provensal.net

☎ 04 94 96 00 18

Price on request

Buying house

8 rooms

Surface : 470 m²

Surface of the living : 77 m²

Surface of the land : 3282 m²

Year of construction : 1998

Exposition : Sud est

View : Mer

Hot water : Electrique

Inner condition : good

External condition : a refresh

Couverture : tiles

Amenities :

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

6 bedroom

2 terraces

5 bathrooms

7 WC

2 garages

6 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases

(gas) : A

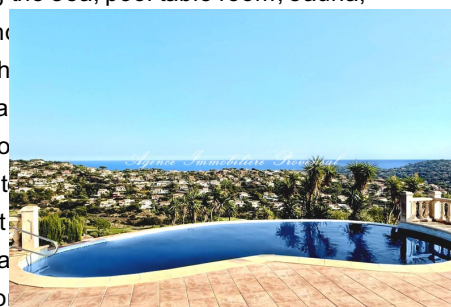
Document non contractuel

27/10/2025 - Prix T.T.C



House Ref. : 300V4801M Sainte-Maxime

Exceptional villa with pool and stunning panoramic sea view for sale – Sainte-Maxime The Provensal agency offers you this beautiful 470 m² property with breathtaking sea views over the Bay of Nartelle and the Gulf of St-Tropez, located in a quiet and prestigious residential area close to Sainte-Maxime's 18-hole golf course and the beaches. Built in 1998 on a landscaped plot of 3300 m², this villa charms with its generous spaces (270 m² Carrez law + 200 m² of additional areas: garages, games room...), high ceilings, and carefully crafted finishes. It features ducted reversible air conditioning, ensuring optimal comfort all year round. The main area includes a large bright living room opening onto a terrace facing the sea, a welcoming dining room, and a fully fitted and equipped open-plan kitchen. Three bedrooms, including 2 en-suite with storage, make up the main sleeping quarters. Outbuildings and separate spaces An independent 3-room apartment complements the property, ideal for hosting guests or staff accommodation. An additional separate bedroom offers even more flexibility. Outdoors & Relaxation The outdoor spaces are designed to fully enjoy the Mediterranean lifestyle: Heated mosaic pool, sea view, vast terraces facing the sea, pool table room, sauna,



www.georisques.gouv.fr

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

Fees and charges :

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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