



✉ info@provensal.net

☎ 04 94 96 00 18

1 850 000 €

**Buying villa**

**6 rooms**

**Surface : 151 m<sup>2</sup>**

**Surface of the living : 33 m<sup>2</sup>**

**Surface of the land : 1966 m<sup>2</sup>**

**Exposition : Sud est**

**View : Mer**

**Hot water : Electrique**

**Inner condition : good**

**External condition : a refresh**

**Couverture : tiles**

**Amenities :**

pool, Automatic Watering,

Automatic gate, calm

5 bedroom

2 terraces

2 showers

2 WC

2 garages

2 parkings

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases**

**(ges) : B**

Document non contractuel

09/05/2025 - Prix T.T.C



**Villa Ref. : 300V4783M Sainte-Maxime**

\*\*\*\* CO-EXCLUSIVE \*\*\*\* Provençal villa with beautiful sea view and swimming pool for sale in a sought-after private residential estate in Sainte Maxime Located a few hundred meters from the beach, this partially renovated Provençal villa is set on a terraced plot of approximately 1900 m<sup>2</sup>. Enjoy a beautiful sea view and a south-east exposure, ideal for enjoying the sun Main features: 150 m<sup>2</sup> - 5 bedrooms - 1 bathroom - 2 shower rooms - Office or 6th bedroom - Living room/dining room - Fully equipped open kitchen, opening onto a covered terrace, 4 x 8 m swimming pool, pool house summer kitchen... The basement includes a garage, a wine cellar and a technical room Information on the risks to which this property is exposed is available at [www.georisques.gouv.fr](http://www.georisques.gouv.fr). Don't miss this opportunity to acquire a charming Provençal villa in a privileged setting!

Fees and charges :

1 850 000 € agency fees 4,76% à the responsibility of the buyer included



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

Tél: +33 (0)4 94 96 00 18 - [info@provensal.net](mailto:info@provensal.net) - [www.provensal.net](http://www.provensal.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