



✉ info@provensal.net

☎ 04 94 96 00 18

1 090 000 €

Buying house

7 rooms

Surface : 171 m²

Surface of the living : 40 m²

Surface of the land : 1210 m²

Year of construction : 1984

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : to modernize

External condition : a refresh

Couverture : tiles

Amenities :

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

Energy class (dpe) : D

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

Document non contractuel

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



House Ref. : 300V4739M Sainte-Maxime

Villa with swimming pool for sale in Sainte-Maxime – 3 independent apartments
Located 1.5 km from the city centre and the sea in Sainte-Maxime, this quiet villa has 3 independent apartments with a total surface area of approximately 170 m² on a plot of 1200 m² with swimming pool. The main part of the villa, with a living area of 110 m², includes a spacious entrance, a living room with fireplace opening onto a terrace, a dining room and a kitchen also opening onto a terrace. This level has 2 en-suite bedrooms and a laundry room. Upstairs, you will find a 2-room apartment of approximately 26 m² (36 m² floor space), ideal for guests or seasonal rentals. On the garden level, another 2-room apartment of approximately 30 m² completes the property, offering a great opportunity for independence or rental income. A 100 m² basement allows for multiple developments, whether for storage or an extension. The exterior is decorated with a swimming pool which will enhance the living environment, conducive to relaxation and calm. Main features: Total surface area of approximately 170 m² with 3 independent apartments 1200 m² plot of land with swimming pool Main part of 110 m² with living room, dining room, kitchen, 2 en-suite bedrooms and laundry room 2 rooms of 26 m² upstairs



Well condominium

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

1 090 000 € agency fees 4,76% a the responsibility of the buyer included
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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