



✉ info@provensal.net

☎ 04 94 96 00 18

1 195 000 €

Buying villa

5 rooms

Surface : 135 m²

Surface of the living : 38 m²

Surface of the land : 725 m²

Year of construction : 1970

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

pool, alarm, Volets electriques,
Possibilité cheminée, Bedroom on
ground floor, double glazing,
Automatic Watering, Laundry room,
calm

4 bedroom

1 terrace

1 bathroom

2 showers

4 WC

1 parking

Energy class (dpe) : B

Emission of greenhouse gases

(ges) : A

Document non contractuel

06/07/2025 - Prix T.T.C



Villa Ref. : 300V4688M Sainte-Maxime

**** Exclusivity**** Beautiful renovated house with swimming pool for sale in Sainte-Maxime Located less than 1 km from the sea and the city center of Sainte-Maxime, just a 10-15 minute walk away, this recently renovated house is a real favorite. It offers a living area of approximately 135 m² on a wooded plot of 725 m² with a heated 8x4 swimming pool. The house consists of 5 main rooms spread over two levels: Ground floor: A bright living room of approximately 40 m² with an open fitted and equipped kitchen. The living room opens onto a terrace with a clear view of the hills, creating an ideal space to relax. A bedroom with dressing room, balcony and full bathroom (bath, shower, sink and toilet) as well as a guest toilet with washbasin complete this level. Pool level: 2 en-suite bedrooms with shower room and WC. A games room or TV lounge that can be transformed into a 4th bedroom (water and electricity supplies already provided to create a 4th bathroom), or into a garage. A laundry room and a garden shed add practical storage spaces. Quality services include double glazing, reversible air conditioning, electric shutters, and an alarm system to guarantee your comfort and security. The exterior offers you a wooded garden around the heated swimming pool, creating an



property is exposed is available on the Géorisques website:

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

Tél: +33 (0)4 94 96 00 18 - info@provensal.net - www.provensal.net

Fees and charges :

Carte professionnelle n°8304 2016 000 014 928 CCI du Var- RCS 487 681 140

Annual current expenses 400 €

Well condominium

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

6 lots in the condominium 1 195 000 € agency fees 4,76% à the responsibility of the buyer included

