



✉ info@provensal.net

☎ 04 94 96 00 18

4 800 000 €

**Buying villa**

**5 rooms**

**Surface : 260 m<sup>2</sup>**

**Surface of the land : 1067 m<sup>2</sup>**

**Year of construction : 2023**

**Exposition : Sud**

**View : Mer**

**Hot water : Thermodynamique**

**Inner condition : new**

**External condition : new**

**Couverture : tiles**

**Amenities :**

pool, Bedroom on ground floor,

double glazing, Automatic

Watering, Laundry room, Automatic

gate

4 bedroom

2 terraces

1 bathroom

3 showers

5 WC

1 garage

1 cellar

**Energy class (dpe) : Unavailable**

**Emission of greenhouse gases**

**(ges) : Unavailable**

Document non contractuel

15/01/2025 - Prix T.T.C



**Villa Ref. : 300V4701M Sainte-Maxime**

Beautiful luxury villa construction currently being finished with a very nice sea view over the Gulf of Saint Tropez located in the immediate vicinity of the beach and not far from the city center of Sainte-Maxime. Located on a plot of 1067 m<sup>2</sup>, this house project with contemporary and refined lines of 260 m<sup>2</sup> of living space + approximately 200 m<sup>2</sup> of basement and garage will be distributed as follows: on the ground floor, you will find an entrance hall with cloakroom and guest toilet, a living-dining room opening onto a beautiful terrace facing the sea, a master bedroom with dressing room, shower room, terrace and sea view. Upstairs, 3 ensuite bedrooms with bathroom and/or shower room, terrace and sea view. In the basement, a laundry room, a gym, a games room and a double garage complete this beautiful property. South exposure. landscaped garden. Reduced notary fees. Delivery early 2025. Information on the risks to which this property is exposed is available on georisques.gouv.fr

Fees and charges :

4 800 000 € agency fees 4,76% à the responsibility of the buyer included



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