



✉ info@provensal.net

☎ 04 94 96 00 18

3 950 000 €

**Buying villa**

**6 rooms**

**Surface : 370 m<sup>2</sup>**

**Surface of the living : 58 m<sup>2</sup>**

**Surface of the land : 1355 m<sup>2</sup>**

**Year of construction : 2024**

**Exposition : Sud est**

**View : Mer**

**Hot water : Thermodynamique**

**Inner condition : new**

**External condition : exceptional**

**Couverture : tiles**

**Amenities :**

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

4 bedroom

2 terraces

1 bathroom

3 showers

5 WC

3 garages

1 cellar

**Energy class (dpe) : Unavailable**

**Emission of greenhouse gases**

**(ges) 2005 - Div. T.C**

09/05/2005 - Div. T.C

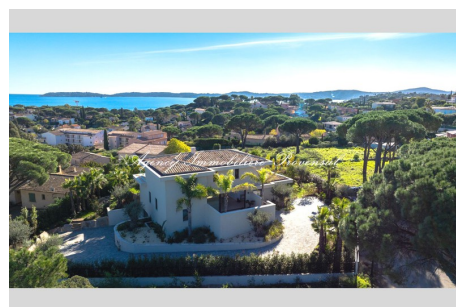


### Villa Ref. : 300V4723M Sainte-Maxime

Exceptional new villa with swimming pool and partial sea view in Sainte-Maxime  
Superb luxurious villa located in a closed and secure residential area, in the immediate vicinity of shops, the city center and the beaches of Sainte-Maxime. This luxury property, with a surface area of 370 m<sup>2</sup>, offers a prestigious and refined living environment. The villa consists of: Entrance hall with WC and guest cloakroom Large living room with fireplace, dining room, and opening onto terrace and patio with fountain Fitted and fully equipped American kitchen 5 en-suite bedrooms, each with shower room, WC and dressing room, including a master bedroom with bathroom and dressing room Gym, hammam and wine cellar Triple garage Outside, you will enjoy an infinity pool and a lush, planted garden, ideal for relaxation and convivial moments. High-end services and quality materials complete this unique villa. Reduced notary fees. For more information on the risks associated with this property, visit [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

Fees and charges :

3 950 000 € agency fees 4,76% à 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