



✉ info@provensal.net

☎ 04 94 96 00 18

1 995 000 €

**Buying villa**

**11 rooms**

**Surface : 400 m<sup>2</sup>**

**Surface of the living : 44 m<sup>2</sup>**

**Surface of the land : 5150 m<sup>2</sup>**

**Year of construction : 1978**

**Exposition : Sud est**

**View : Mer**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : a refresh**

**Couverture : tiles**

**Amenities :**

pool, alarm, fireplace, Bedroom on ground floor, Automatic Watering, Laundry room, Automatic gate

8 bedroom

3 terraces

5 bathrooms

1 shower

8 WC

1 garage

6 parkings

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases**

**(gas) : B**

Document non contractuel

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



**Villa Ref. : 300V4727M Sainte-Maxime**

\*\*\*\* ALREADY SOLD BY THE PROVENSAL AGENCY SEPTEMBER 2024 \*\*\*\*

EXCLUSIVE Very beautiful property close to the beach with swimming pool and sumptuous 180° panoramic sea view for sale in Sainte Maxime in a closed and secure domain facing the sea. Built on a protected plot of 5150 m<sup>2</sup> and composed of 3 buildings, this property has a main villa F7 of 200 m<sup>2</sup> including 4 bedrooms, a caretaker's house F4/5 of 100 m<sup>2</sup> including 2/3 bedrooms, a large pool house with summer kitchen and living room of 45 m<sup>2</sup>, an outbuilding F2 of 30 m<sup>2</sup> with office and bedroom and a spa area of 20 m<sup>2</sup> with hammam and shower. All completed by a swimming pool of 10x5 facing the sea, a jacuzzi, a garage of 20 m<sup>2</sup>, a cellar and numerous parking spaces. A general refresh is to be expected. To discover as soon as possible. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr). \*\*\*\*

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EXCLUSIVE

Fees and charges :

1 995 000 € 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 - [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