



✉ info@provensal.net

☎ 04 94 96 00 18

1 350 000 €

Buying villa

5 rooms

Surface : 230 m²

Surface of the land : 1185 m²

Year of construction : 1993

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

Amenities :

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

4 bedroom

3 terraces

2 bathrooms

2 showers

5 WC

1 garage

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases

(ges) : C non contractuel

13/02/2025 - Prix T.T.C



Villa Ref. : 300V4748M Sainte-Maxime

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

EXCLUSIVE Very beautiful villa with swimming pool and panoramic view of the greens for sale in the residential area of the 18-hole golf course in Sainte Maxime. Located near the sea, the beaches of Nartelle and the golf course, this fully air-conditioned villa is built on an enclosed plot of 1185m². With a living area of approximately 230 m², this villa in perfect condition has on the ground floor: an entrance hall, a large living room dining room opening onto a beautiful and large terrace overlooking the swimming pool, a fitted kitchen with dining area, a guest toilet, 2 en-suite bedrooms with double beds each with a shower room or a bathroom with toilet. Upstairs, you will find the master bedroom opening onto a terrace facing the greens, a full bathroom with shower, bathtub and a separate toilet. At pool level, it has an independent bedroom with en-suite shower room and toilet. Beautiful swimming pool protected by an alarm (13x5 m). Outdoor shower. Calm and relaxing environment. Garage. Possibility to park 2 to 3 cars on the property. An ideal location. Rare on the Market. Excellent value for money! Information on the risks to which this property is exposed is available on the



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

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