



✉ info@provencal.net

☎ 04 94 96 00 18

1 145 000 €

Buying villa

5 rooms

Surface : 140 m²

Surface of the living : 26 m²

Surface of the land : 1200 m²

Year of construction : 1985

Exposition : Sud

View : Aperçu mer

Hot water : Solaire

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

pool, fireplace, Bedroom on ground

floor, double glazing, Automatic

Watering, Automatic gate, calm

4 bedroom

2 terraces

1 bathroom

2 showers

2 WC

1 garage

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

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



Villa Ref. : 300V4749M Sainte-Maxime

**** UNDER PROMISE OF SALE APRIL 2025 **** BY OUR AGENCY. EXCLUSIVE!

Provençal Villa with Pool and Sea View for sale in Sainte-Maxime Discover this charming Provençal-style villa nestled in a secure estate in Sainte-Maxime, offering sea views, particularly from the upper floor. Located in a peaceful neighborhood just 2 kilometers from the town center, this property sits on a 1,200 m² enclosed plot. ****Villa Features:**** - ****Surface area****: Approximately 150 m² of living space - ****Rooms****: 6 main rooms - ****Main level****: - Spacious entrance, Bright living room with fireplace, opening onto a terrace facing the swimming pool, Dining room with fitted American kitchen, access to the terrace, 2 comfortable bedrooms with 2 shower rooms - ****Upstairs****: - 2 additional bedrooms, Bathroom, Solarium with sea and greenery view ****Exterior****: Heated swimming pool of 10x5 m, Large independent garage of 37 m², Pleasant and well-maintained garden, South-southwest exposure to enjoy the sun This villa is ideal for those looking for tranquility and comfort. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr **** UNDER PROMISE OF SALE APRIL 2025 **** BY OUR AGENCY. EXCLUSIVE!



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

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