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☎ 04 94 96 00 18

1 590 000 €

Buying villa

6 rooms

Surface : 174 m²

Surface of the land : 1580 m²

Year of construction : 1985

Exposition : Est

View : Mer

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Amenities :

pool, alarm, double glazing,
Automatic Watering, Laundry room,
Automatic gate, calm

3 bedroom

2 terraces

1 bathroom

2 showers

3 WC

1 garage

3 parkings

1 cellar

Energy class (dpe) : C

**Emission of greenhouse gases
(ges) : A**

Document non contractuel

01/06/2025 - Prix T.T.C



Villa Ref. : 300V4767M Sainte-Maxime

**** PURCHASE OFFER ACCEPTED BY OUR AGENCY**** House with swimming pool and sea view for sale between Sainte-Maxime and Les Issambres – Secure residential estate Located in a secure and fully gated residential estate in the town of Sainte-Maxime, this beautiful Provençal villa offers stunning sea views and a peaceful, privileged living environment. Built in 1985 on a 1600 m² enclosed plot, this property with 6 to 7 main rooms offers approximately 175 m² of living space. The villa comprises an entrance hall, a guest toilet, a living room with a fireplace opening onto a terrace, a fitted and equipped kitchen, and a dining room also opening onto the terrace. A beautiful mezzanine, currently used as a billiard room, offers the possibility of creating a fourth bedroom. Upstairs, you will find a bedroom with a shower room, a bedroom with a bathroom, and a separate toilet. On the garden level, this villa features a bedroom/office, a shower room with WC, a storage room, and a wine cellar. The landscaped, wooded garden perfectly complements this property, with a 12 x 5 m heated salt-water pool facing the sea, ideal for relaxing. The villa also features a garage, a bowling alley, a pantry/laundry room, a crawl space, double glazing, and a borehole. It is equipped with underfloor



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SIRET 487 681 140 00017 - Garantie financière : Galian - Transaction 120 000 € - Gestion 1.060 000€ - Document non contractuel