



✉ info@provensal.net

☎ 04 94 96 00 18

1 995 000 €

Buying villa

7 rooms

Surface : 184 m²

Surface of the living : 44 m²

Surface of the land : 1555 m²

Year of construction : 1963

Exposition : Sud

View : Mer

Hot water : Fuel

Inner condition : to modernize

External condition : good

Couverture : tiles

Amenities :

pool, fireplace, Bedroom on ground floor, Double vitrage en bas, Laundry room, Automatic gate, calm

5 bedroom

3 terraces

1 bathroom

1 shower

3 WC

1 garage

1 parking

Energy class (dpe) : E

Emission of greenhouse gases

(ges) : E

01/07/2025 - Prix T.T.C



Villa Ref. : 300V4784M Sainte-Maxime

**** EXCLUSIVE **** 7-room house of 200 m² with heated swimming pool and beautiful sea view over the Gulf of Saint Tropez for sale in the residential area of Sémaphore in Sainte-Maxime. Just a few minutes from the town centre of Sainte-Maxime, in the very quiet and sought-after residential area of Sémaphore, come and discover this Provençal house with 7 main rooms of approximately 200 m² of living space with 4 bedrooms and 2 living rooms, set on a wooded plot of 1,500 m² facing south, with a heated swimming pool and a beautiful, unobstructed sea view over the Gulf and the village of Saint Tropez. Ground floor: Living room with fireplace opening onto the terrace, Dining room, Separate fitted and equipped kitchen, Two bedrooms, Complete bathroom (bath + shower). Floor: One bedroom / office Garden level: Living room with kitchenette, two bedrooms and a bathroom, ideal for entertaining family or friends. Garage with laundry room, Outside: garden, terraces, pétanque court, perfect for convivial moments... Main advantages: south-facing, beautiful open sea view, quiet residential area, immediate proximity to the town center and shops. The risks to which this property is exposed can be viewed on the website www.georisques.gouv.fr **** EXCLUSIVE ****



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

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