



✉ info@provensal.net

☎ 04 94 96 00 18

Price on request

**Buying villa**

**7 rooms**

**Surface : 200 m<sup>2</sup>**

**Surface of the living : 58 m<sup>2</sup>**

**Surface of the land : 2423 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud**

**View : Mer**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

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

5 bedroom

3 terraces

4 showers

3 WC

1 garage

3 parkings

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

31/07/2025 - Prix T.T.C



**Villa Ref. : 300V4788M Sainte-Maxime**

Beautiful Provençal villa with sea view for sale in Sainte-Maxime – Close to town center Discover this charming Provençal villa with 200 m<sup>2</sup> of living space, nestled in the heart of lush greenery, ideally located in Sainte-Maxime, in a quiet and sought-after residential area, close to the town center. Offering a beautiful, breathtaking sea view of the gulf and the village of Saint-Tropez, this property benefits from an exceptional living environment, combining authenticity and modern comfort. Main features of the villa: Total living area: approximately 200 m<sup>2</sup>, Landscaped grounds of 2,420 m<sup>2</sup>, Heated swimming pool 10x5 m with pool house, summer kitchen and barbecue South-facing, Provençal construction from the 1970s Layout of spaces: Main part of approximately 126 m<sup>2</sup>: Entrance, Large bright living/dining room with fireplace, dining room, fitted and equipped American kitchen, 2 en-suite bedrooms with private shower rooms and an office/dressing room, possible outbuilding of 3 main rooms including 2 bedrooms of approximately 43 m<sup>2</sup> on the garden level and a completely independent studio of approximately 28 m<sup>2</sup> Additional services: Carport/garage, laundry room, wine cellar, crawl space, oil heating, automatic watering, drilling... This villa offers a rare living environment in Sainte-Maxime,



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