



# Agence Immobilière Provensal

Fondée en 1889  
Tél : 04 94 96 00 18

Sainte-Maxime  
Golfe de Saint-Tropez

4 800 000 €

**Buying villa**  
**5 rooms**  
**Surface : 260 m<sup>2</sup>**

**Surface of the land : 1067 m<sup>2</sup>**  
**Year of construction : 2023**  
**Exposition : Sud**  
**View : Mer**  
**Hot water : Thermodynamique**  
**Inner condition : new**  
**External condition : new**  
**Roofing : tiles**

**Amenities :**

pool, Bedroom on ground floor,  
double glazing, Automatic  
Watering, Laundry room, Automatic  
gate

4 bedroom  
2 terraces  
1 bathroom  
3 showers  
5 WC  
1 garage  
1 cellar

**Energy class (dpe) : Unavailable**

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

Document non contractuel  
26/04/2024 - Prix T.T.C



## Villa Ref. : 300V4701M Sainte-Maxime

Project for the construction of a new luxury villa with a very nice sea view over the Gulf of Saint Tropez located in the immediate vicinity of the beach and not far from the town center of Sainte-Maxime. Located on a plot of 1067 m<sup>2</sup>, this project with contemporary and clean lines of 260 m<sup>2</sup> of living space + approximately 200 m<sup>2</sup> of basement and garage will be distributed as follows: on the ground floor, you will find an entrance hall with cloakroom and guest toilets, a living-dining room opening onto a beautiful terrace facing the sea, a master bedroom with dressing room, shower room, terrace and sea view. Upstairs, 3 en-suite bedrooms with bathroom and/or shower room, terrace and sea view. In the basement, a laundry room, a gym, a games room and a double garage complete this beautiful property. South exposure. planted garden. Reduced notary fees. Delivery end of 2023 beginning of 2024.

Fees and charges :

4 800 000 € agency fees 4,76% à the responsibility of the buyer included



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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