



# Agence Immobilière Provensal

Fondée en 1889  
Tél : 04 94 96 00 18

Sainte-Maxime  
Golfe de Saint-Tropez

1 090 000 €

**Buying house**  
5 rooms  
Surface : 120 m<sup>2</sup>

Surface of the living : 37 m<sup>2</sup>  
Surface of the land : 1663 m<sup>2</sup>  
Year of construction : 1950  
Exposition : Sud  
View : Petite vue mer  
Hot water : Electrique  
Inner condition : to renovate  
External condition : to renovate  
Roofing : tiles

**Amenities :**

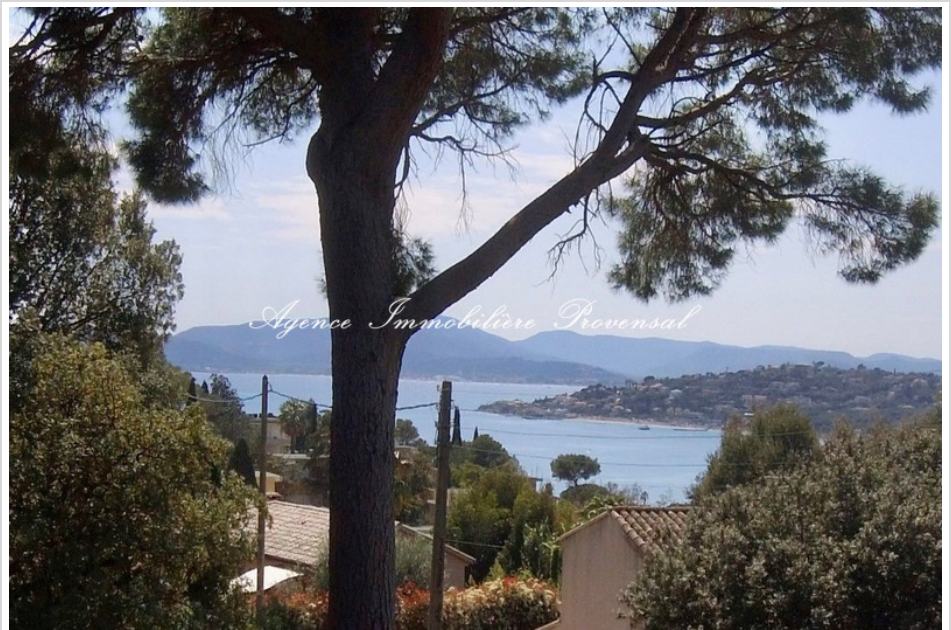
fireplace, Bedroom on ground floor,  
calm

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

**Energy class (dpe) : F**

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

Document non contractuel  
24/04/2024 - Prix T.T.C



House Ref. : 300V4707M Sainte-Maxime

\*\*\*\* ALREADY SOLD BY AGENCE PROVENSAL IN MARCH 2024\*\*\*\* EXCLUSIVE  
Old house from the 1950s with a pretty little sea view over the Gulf of St-Tropez for sale in Sainte Maxime in the highly sought-after Sémaphore area. Located just 5 minutes walk from the town center and built on a plot of 1663 m<sup>2</sup>, this house to be completely renovated or demolished has a total living space of 120 m<sup>2</sup> including 30 m<sup>2</sup> of outbuilding. It consists of a living room with fireplace opening onto a terrace, an independent kitchen, 2 bedrooms, a bathroom, a shower room and an independent bedroom upstairs. Also a small independent studio above a 20 m<sup>2</sup> garage. Very nice location, very good construction potential. Possibility of swimming pool. Exposure: South West, quiet. To have! Information on the risks to which this property is exposed is available on [georisks.gouv.fr](http://georisks.gouv.fr) \*\*\*\* ALREADY SOLD BY AGENCE PROVENSAL IN MARCH 2024\*\*\*\* EXCLUSIVE

Fees and charges :

1 090 000 € 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