



# Agence Immobilière Provensal

Fondée en 1889  
Tél : 04 94 96 00 18

Sainte-Maxime  
Golfe de Saint-Tropez

2 775 000 €

**Buying villa**  
**6 rooms**  
**Surface : 210 m<sup>2</sup>**

**Surface of the land : 2000 m<sup>2</sup>**  
**Year of construction : 1977**  
**Exposition : Sud**  
**View : Mer**  
**Hot water : Electrique**  
**Inner condition : a refresh**  
**External condition : a refresh**  
**Roofing : tiles**

**Amenities :**

pool, fireplace, Bedroom on ground floor, calm

5 bedroom  
2 terraces  
1 bathroom  
2 showers  
3 WC  
1 garage  
2 parkings

**Energy class (dpe) : Unavailable**  
**Emission of greenhouse gases (ges) : Unavailable**

Document non contractuel  
27/04/2024 - Prix T.T.C



**Villa Ref. : 300V4728M Sainte-Maxime**

Provençal style villa with swimming pool and superb panoramic sea view over the village and the Gulf of Saint Tropez for sale in the highly sought-after residential area of Sémaphore in Sainte Maxime. Built in 1977 on land of approximately 2000 m<sup>2</sup>, this villa has 6 main rooms including 5 bedrooms for a surface area of approximately 210 m<sup>2</sup>. It consists of an entrance, a living room with fireplace opening onto a terrace facing the sea, an independent kitchen, 5 bedrooms, a bathroom, 2 shower rooms and 3 toilets. Independent garage of 23 m<sup>2</sup>. A large covered terrace with breathtaking sea views as well as a 12x5 swimming pool facing the sea complete this property with an exceptional location close to the city center and the sea. To discover!

Fees and charges :

2 775 000 € 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