

3 490 000 €

**Buying villa**

**8 rooms**

**Surface : 250 m<sup>2</sup>**

**Surface of the land : 1910 m<sup>2</sup>**

**Year of construction : 1955**

**Exposition : Sud ouest**

**View : Mer et collines**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : renovated**

**Couverture : tiles**

**Amenities :**

Pool, Fireplace, Bedroom on ground floor, Double Glazing, Automatic Watering, Laundry room, Electric shutters, Calm

5 bedroom

1 bathroom

4 showers

6 WC

2 garages

5 parkings

1 cellar

**Energy class (dpe) : Unavailable**

**Emission of greenhouse gases**

**(ges) : Unavailable**

Document non contractuel

13/06/2025 - Prix T.T.C



## Villa Ref. : V971M Sainte-Maxime

Magnificent villa completely renovated with quality materials. Close to the town center accessible on foot, it is south-west facing and benefits from a beautiful sea and hills view. Entrance hall with cloakroom and guest toilet, large living room with fireplace, dining room, large equipped open-plan kitchen, back kitchen with laundry room, master suite with bathroom and toilet. Upstairs: 3 bedrooms with shower room and separate toilet, one of which opens onto a balcony. On the garden level, independent 2-room apartment: living room, bedroom, shower room and separate toilet. Beautiful swimming pool in a green setting. Double garage and large cellar.

Fees and charges :

3 490 000 € fees included



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SIRET FR 87 488 174 350 - Garantie financière : QBE 30 000 € - Document non contractuel