

4 300 000 €

**Buying villa**

**8 rooms**

**Surface : 290 m<sup>2</sup>**

**Surface of the land : 1597 m<sup>2</sup>**

**Exposition : Sud est**

**View : Mer**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiles**

**Amenities :**

heated pool, Fireplace, Double Glazing, Automatic Watering, Laundry room, Calm

4 bedroom

3 terraces

1 bathroom

3 showers

4 WC

4 garages

2 parkings

1 cellar

**Energy class (dpe) : B**

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

Document non contractuel

09/05/2025 - Prix T.T.C



**Villa Ref. : V961M Sainte-Maxime**

Sainte-Maxime villa for sale. Panoramic sea view for this great property, located in the quiet and sought after area of Semaphore. It consists of: Reception hall, cloakroom and guest toilets, large living room with fireplace opening onto large terraces, fitted kitchen with pantry, bedroom with shower room and room that can be converted into a bedroom. Upstairs: the master suite with shower room, wc and dressing room and opening onto a solarium, a bedroom with shower room and office that can be used as a bedroom. In RDJ: F2 independent with 2 rooms, kitchen and room of water. Wine cellar and cinema/sports room. Large garage. A heated swimming pool adorns the beautifully landscaped garden.

Fees and charges :

4 300 000 € fees included



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