



€ 1 590 000

**Buying villa**

**4 rooms**

**Surface : 174 m<sup>2</sup>**

**Surface of the land : 1580 m<sup>2</sup>**

**Year of construction : 1986**

**Exposition : Sud est**

**View : Mer**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : roof tiles**

**Amenities :**

fireplace, Piscine chauffée au sel,  
Forage à 85 m, Climatisation  
reversible, Automatic Watering  
system, Automatic gate

3 bedroom

3 terraces

1 bathroom

2 showers

3 WC

1 garage

3 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(ges) : A**

Document non contractuel

01/07/2025 - Prix T.T.C



### Villa Sainte-Maxime - Ref. V3358M - Mandate n°2324

In Sainte Maxime, in a secure domain, pretty Provencal villa with beautiful sea view located on a flat plot of beautifully wooded land of 1580m<sup>2</sup>. It includes an entrance with toilet, a living room with fireplace, a billiard room. The kitchen open to the dining room and adjoins a laundry room. All these rooms open onto a large terrace extended by the pool area. Upstairs there is a bedroom with shower room, a master bedroom opening onto a balcony with bathroom and adjoining dressing room, and a separate toilet. The garden level consists of a shower room with toilet and an office/lounge that can be used as a bedroom. A traditional salt-heated swimming pool of 11m x 5m, a pétanque court and a garage complete this property. Water softener, drilling, iron remover, automatic gate, underfloor heating.

#### Legal information

1 590 000 €

Fees paid by the owner, well condominium, annual current expenses 800 € (67 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr),

