



### Price on request

#### Buying villa

8 rooms

Surface : 268 m<sup>2</sup>

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

Year of construction : 2000

Exposition : Sud

View : Mer panoramique

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : roof tiles

#### Amenities :

fireplace, Piscine chauffée avec coin..., Heat pump, air conditioning, Bedroom on ground floor, Under floor heating, Automatic gate

4 bedroom

3 terraces

1 bathroom

3 showers

4 WC

2 garages

4 parkings

1 cellar

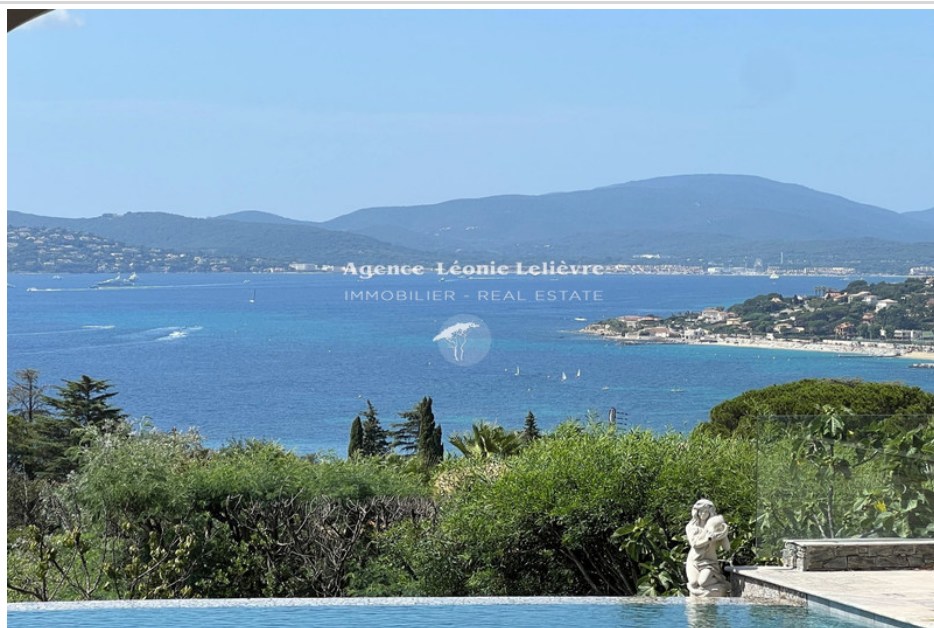
Energy class (dpe) : C

Emission of greenhouse gases

(gas) : A

Document non contractuel

12/07/2025 - Prix T.T.C



### Villa Sainte-Maxime - Ref. V3269M - Mandate n°2298

UNDER OFFER Panoramic sea view for this beautiful property of approximately 290 m<sup>2</sup> built in the 2000s, on a plot of 1,597 m<sup>2</sup>. Located in a sought-after area of Sainte-Maxime, a few minutes' walk from the center, it is composed as follows: entrance hall leading to a bedroom with adjoining shower room, as well as a guest toilet, on the other hand a double living room with open fireplace, equipped kitchen open to the dining room. A large laundry room leads to a room that can be converted into a guest bedroom. Large partially covered terraces overlook the pool area. Upstairs there is a guest bedroom with shower room, a master bedroom with dressing room and full bathroom opening onto a terrace, a library/office that can be used as a children's bedroom. On the garden level: a separate apartment with a kitchenette, a bedroom with a shower room and toilet, and a room that could be converted into a separate studio. The basement houses the pool's technical section, a wine cellar carved into the rock, and a cinema/games/fitness room. A large tiled double garage and an infinity pool with a whirlpool area complete this property. Agency fees of €219,050 included, payable by the buyer.

#### Legal information

