

**572 000 €**

**Contact agency**

**Investimmo83.com**

4 place de l'attre de tassigny

83470 Saint-Maximin-la-Sainte-Baume

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**For sale villa**

**5 rooms**

**Surface : 150 m²**

**Surface of the living : 48 m²**

**Surface of the land : 440 m²**

**Year of construction : 1994**

**Exposition : Sud ouest**

**Hot water : Fuel**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Piscine 4X8 avec dôme, top villa, fireplace, Aluminum shutters, Double glazing ALU, Automatic gate, pool house, Canal de Provence, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

**Energy class (dpe) : C**

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

Document non contractuel

15/06/2025 - Prix T.T.C



### Villa 2325 Hyères

Located in Ayguade, a few meters from the beach, top of duplex villa with swimming pool and high-end services. Discover this magnificent 5-room duplex offering generous volumes and a large, bright living room opening onto a modern kitchen. This property includes three beautiful bedrooms, a bathroom with a shower, a shower room, two toilets, an office, and a spacious plot of land outside the condominium. Enjoy a swimming pool with a dome, a large covered terrace equipped with a summer kitchen, all fully fenced with an electric gate. This property is connected to the mains drainage system for optimal comfort. Highlights: Swimming pool with dome Summer kitchen on covered terrace Spacious land outside of co-ownership Electric gate and fence Modern and functional services Great opportunity! Contact Virginie MARTIN 06.03.71.73.07 El Rsac Draguignan 484730205

**Fees and charges :**

Annual current expenses 300 €

Well condominium

2 lots in the condominium 572 000 € fees included

