

**Price on request**

**Contact agency**

**Agence de la basilique**

10 Avenue Albert 1er

83470 Saint-Maximin-la-Sainte-Baume

04 94 77 77 63 /

agencedelabasilique@gmail.com

**For sale villa**

**4 rooms**

**Surface : 100 m²**

**Surface of the living : 48 m²**

**Surface of the land : 452 m²**

**Year of construction : 2009**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

AIR CONDITIONING, POOL, Bedroom on ground floor, double glazing, Automatic gate, pool house

3 bedroom

1 terrace

2 showers

2 WC

5 parkings

**Energy class (dpe) : C**

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

Document non contractuel



### Villa 469 Saint-Maximin-la-Sainte-Baume

**PURCHASE - SALE - 83470 SAINT-MAXIMIN-LA-SAINTE-BAUME** Located in the town center, at the end of a dead-end street and in a peaceful setting, this beautiful recent villa of approximately 100 m² offers a bright and pleasant living environment. It includes an entrance hall, a large south-facing living room, extended by a lovely open kitchen. A ground-floor bedroom and a bathroom with toilet complete the layout on the main level. Upstairs, you will find two spacious bedrooms with unobstructed views of the Sainte-Baume, as well as a shower room and a separate toilet. Plenty of storage space is also available. Outside, you can enjoy a beautiful new terrace, a semi-underground swimming pool measuring 5 x 3.5 meters with a sunbathing area, a storage shed, and a technical room. All set on a fully fenced plot of approximately 450 m². The house is equipped with photovoltaic panels installed in 2022, a carport, and several parking spaces. No work needed. Fees and charges :

