

558 000 €

Contact agency

**TOURVES IMMOBILIER**

Quartier Le Laou Route de Saint Maximin

83170 Tourves

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For sale villa

8 rooms

Surface : 212 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Surface of the land : 3000 m<sup>2</sup>

Inner condition : GOOD

External condition : GOOD

Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

04/05/2025 - Prix T.T.C



### Villa 2171 Saint-Maximin-la-Sainte-Baume

We offer in the town of SAINT-MAXIMIN-LA-SAINTE-BEAUME, on a plot of 3,000 m<sup>2</sup>, a house with an area of approximately 212 m<sup>2</sup> divided into several dwellings: - The main house of around 140 m<sup>2</sup> type 4 consists of an entrance hall, a kitchen of around 23 m<sup>2</sup>, a living room of around 33 m<sup>2</sup> with insert fireplace, a pantry, a veranda, 3 bedrooms, one with wardrobe, one with dressing room and outdoor access, as well as a master suite with walk-in shower and terrace access, a bathroom with shower, bath and double sink, as well as an independent toilet with washbasin. It is equipped with air conditioning and the attic is insulated. - A type 2 apartment of approximately 26 m<sup>2</sup> With garden. - A studio with mezzanine also having a garden and terrace. Outside is a terrace, a summer kitchen, a shelter, a carport, a garage, a 10x5 masonry swimming pool, a poolhouse with pizza oven, as well as an electric gate. The property is equipped with gas central heating with hot water production for the main house, and cumulus for the apartments. Sanitation is done by septic tank of 5,000 l (dimensions more up to standard). On the ground is a space reserved for the rental of a pizza truck. The property is also connected to the fiber.

Fees and charges :

558 000 € fees included

