

560 000 €

Contact agency

Agence Provensal

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For sale mazet

4 rooms

Surface : 90 m²

Surface of the living : 30 m²

Surface of the land : 53 m²

Year of construction : 2007

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

double glazing, Laundry room, CALM

3 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

03/06/2024 - Prix T.T.C



### Mazet 1864 Sainte-Maxime

EXCLUSIVE. Beautiful Triplex F4 + garden for sale just one kilometer from La Nartelle beach and two kilometers from downtown Sainte-Maxime. Benefiting from a total surface area of 90 m² (75 m² in Carrez law + 15 m² mezzanine) this property is composed as follows: on the garden level, entrance, living room opening onto terrace and garden of 53 m², fitted and equipped kitchen, a laundry area and a guest toilet. On the 1st floor, an en-suite bedroom with cupboards and bathroom with toilet, a shower room with toilet and a second bedroom with cupboards through which there is access to the 3rd bedroom on the mezzanine (level 3). Underground parking and a cellar complete this pretty mazet, completely renovated with taste 5 years ago. Double glazing. Reversible climate control. East/West exposure. The residence is closed and has 2-wheel parking. Information on the risks to which this property is exposed is available on THE Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) Assured crush !

Fees and charges :

Annual current expenses 1 944 €

Well condominium

10 lots in the condominium 560 000 € agency fees 4,76% à the responsibility of the buyer included

