

**Price on request**

**Contact agency**

**Agence de la basilique**

10 Avenue Albert 1er

83470 Saint-Maximin-la-Sainte-Baume

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**For sale contemporary villa**

**7 rooms**

**Surface : 225 m<sup>2</sup>**

**Surface of the living : 125 m<sup>2</sup>**

**Surface of the land : 2883 m<sup>2</sup>**

**Year of construction : 2014- 2019**

**Exposition : Plein sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

FLOOR HEATING, workshop, POOL, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, pool house

4 bedroom

3 terraces

3 showers

4 WC

1 garage

10 parkings

**Energy class (dpe) : B**

Document non contractuel

Emission of greenhouse gases (ges) : A



## Contemporary villa 604 Ollières

SINGLE-STOREY CONTEMPORARY VILLA WITH LUXURIOUS AMENITIES FAMILY PROJECT POSSIBLE (FOR 2 or 3 FAMILIES: an additional building plot of 1122 m<sup>2</sup> with 30% ground coverage in R+1 can be sold separately) Experience something truly exceptional with this stunning detached contemporary villa, located at the crossroads of Saint Maximin la Sainte Baume, nestled in the natural setting of Ollières. Offering a generous living area of 225 m<sup>2</sup>, it is designed all on one level, featuring 2 master suites each with a shower room and toilet, a Master Suite with a walk-in closet, shower room, and toilet, a laundry room, a study, an independent toilet, and a very large 125 m<sup>2</sup> living/dining room. Facing due south, it boasts unparalleled brightness and unobstructed views thanks to its huge sliding glass doors that open onto a beautiful 300 m<sup>2</sup> terrace and covered summer kitchen. The open-plan kitchen is fully equipped. Outside, the 10 by 5 meter swimming pool invites relaxation, with a "wise corner" shaded by trees for resting. High-end features complete this property: reversible underfloor heating, fireplace, tiled double garage, central vacuum system, and a paved driveway leading to the entrance. Built recently (between 2014 and 2019), this home is in excellent condition and requires no work. Its large 2883 m<sup>2</sup> plot is an additional asset. The property is connected to the main sewer system. An opportunity not to be missed.

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