

1 350 000 €

Contact agency

Agence Provensal

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For sale villa

3 rooms

Surface : 230 m<sup>2</sup>

Surface of the land : 1185 m<sup>2</sup>

Year of construction : 1993

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

POOL, ALARM, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

4 bedroom

3 terraces

2 bathrooms

2 show ers

5 WC

1 garage

3 parkings

Document non contractuel

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



### Villa 1913 Sainte-Maxime

\*\*\*\*A NEW AGENCE PROVENSAL EXCLUSIVE\*\*\*\* Very beautiful villa with swimming pool and panoramic view of the greens for sale in the residential area of the 18-hole golf course in Sainte Maxime. Located near the sea, the Nartelle beaches and the golf course, this fully air-conditioned villa is built on enclosed land of 1185m<sup>2</sup>. With a living area of approximately 230 m<sup>2</sup>, this villa in perfect condition has on the ground floor: an entrance, a large living room, dining room opening onto a beautiful and large terrace overlooking the swimming pool, an equipped kitchen with dining area, a guest toilet, 2 en-suite bedrooms with double beds, each having a shower room or a bathroom with toilet. Upstairs, you will find the master bedroom opening onto a terrace facing the greens, a complete bathroom with shower, bathtub and a separate toilet. At swimming pool level, it has an independent bedroom with en-suite bathroom and toilet. Beautiful swimming pool protected by an alarm (13x5 m). Outdoor shower. Calm and relaxing environment. Garage. Possibility of parking 2 to 3 cars on the property. An ideal and quiet location. Rare on the market ! \*\*\*\*A NEW AGENCE PROVENSAL EXCLUSIVE\*\*\*\*

Fees and charges :

1 350 000 € agency fees 4,76% à the responsibility of the buyer included

