

1 195 000 €

Contact agency

Agence Provensal

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For sale villa

5 rooms

Surface : 135 m²

Surface of the living : 38 m²

Surface of the land : 725 m²

Year of construction : 1970

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, ALARM, electric shutters,

Possibility fireplace, Bedroom on ground

floor, double glazing, Automatic Watering,

Laundry room, CALM

4 bedroom

1 terrace

1 bathroom

2 showers

4 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



## Villa 1801 Sainte-Maxime

\*\*\*\* Exclusivity\*\*\*\* Beautiful renovated house with swimming pool for sale in Sainte-Maxime Located less than 1 km from the sea and the city center of Sainte-Maxime, just a 10-15 minute walk away, this recently renovated house is a real favorite. It offers a living area of approximately 135 m² on a wooded plot of 725 m² with a heated 8x4 swimming pool. The house consists of 5 main rooms spread over two levels: Ground floor: A bright living room of approximately 40 m² with an open fitted and equipped kitchen. The living room opens onto a terrace with a clear view of the hills, creating an ideal space to relax. A bedroom with dressing room, balcony and full bathroom (bath, shower, sink and toilet) as well as a guest toilet with washbasin complete this level. Pool level: 2 en-suite bedrooms with shower room and WC. A games room or TV lounge that can be transformed into a 4th bedroom (water and electricity supplies already provided to create a 4th bathroom), or into a garage. A laundry room and a garden shed add practical storage spaces. Quality services include double glazing, reversible air conditioning, electric shutters, and an alarm system to guarantee your comfort and security. The exterior offers you a wooded garden around the heated swimming pool, creating an intimate and pleasant setting to enjoy the tranquility, while being close to shops and beaches. Main features: Living area of 135 m² with 5 main rooms Wooded land of 725 m² with heated 8x4 swimming pool Bright living room of 40 m² with



Fees and charges :

Annual current expenses 400 €

Well condominium

6 lots in the condominium 1 195 000 € agency fees 4,76% à the responsibility of the buyer included