

Price on request

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For sale house

Surface : 179 m²

Surface of the living : 80 m²

Surface of the land : 2230 m²

Year of construction : 1997

Exposition : Sud

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, Automatic gate, CALM

5 bedroom

2 terraces

3 show ers

3 WC

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



House 1361 Sainte-Maxime

****SAINTE MAXIME HOUSE IDEAL FOR 2 FAMILIES OR SEASONAL RENTAL PROJECT – CLOSE TO THE SEA, PRESTIGIOUS RESIDENTIAL AREA**** Layout possibilities: Create a single very large house or easily add 2 extra bedrooms according to your needs. ****GENERAL DESCRIPTION**** Total living area: 180 m² Land: 2,230 m² (south-facing) Location: quiet and sought-after residential neighborhood, close to the sea and golf course View: unobstructed, elevated position Charges: only €58 / month Property tax: €2,000 / year Sewer system: connected to the main sewage network Access: electric gate Parking: multiple spaces on the property ****LAYOUT – 2 INDEPENDENT UNITS**** Both units have their own separate water and electricity meters. Unit 1: 2 bedrooms 1 shower room Separate toilet Bright living/dining room Equipped kitchen Large basement ready for finishing Private terrace Unit 2: 3 bedrooms including 1 master suite with: Walk-in closet Shower room + WC Double sinks Laundry room Spacious living room Open equipped kitchen Dining room Mezzanine Private terrace ****OUTDOORS AND AMENITIES**** Wooded plot of 2,230 m² Above-ground pool Well (free water for irrigation) 4 reversible air conditioners Pellet stove Unobstructed view Friendly neighborhood ****ADVANTAGES**** Ideal for 2 families or seasonal rental investment Option to expand or convert into one large house Peaceful environment, near sea and golf Very low charges and property tax ****CONTACT**** David - Agence du Coin

