

## Price on request

### Buying house

4 rooms

Surface : 96 m<sup>2</sup>

Surface of the land : 624 m<sup>2</sup>

Year of construction : 1978

Exposition : Sud ouest

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

### Amenities :

Poêle à granulés, Bedroom on ground floor, Double Glazing, Air conditioning

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

3 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

### Fees and charges :

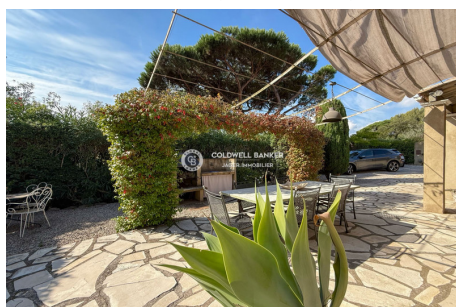
Annual current expenses 720 €

Well condominium T.T.C



## House Sainte-Maxime

JAGER Coldwell Banker is pleased to present this rare single-story villa, ideally located within a private and secure estate featuring a pool and tennis court, just steps away from shops and amenities. This villa charms with its generous spaces, bright atmosphere, and everyday comfort. The spacious living room, facing due south, boasts an impressive ceiling height of 3.80 m, creating an open and light-filled ambiance throughout the day. A pellet stove provides gentle and cost-effective heating. The separate kitchen, fully equipped, is complemented by an adjoining pantry, practical for daily use. The sleeping area includes three comfortable bedrooms with storage, a modern shower room, as well as a master suite with an open bathroom, walk-in closet, and separate toilets. Outside, the beautifully planted and low-maintenance garden offers a lovely relaxation area with a large, welcoming terrace—perfect for summer meals and evenings with friends. The property also accommodates parking for several vehicles with ease. The full range of amenities includes reversible air conditioning, an automatic gate, and a large storage cellar. A rare find in Sainte-Maxime, ideal as a primary or secondary residence, combining charm, comfort, and tranquility in a sought-after setting. For more information, contact us: JAGER Coldwell Banker is committed to turning your luxury real estate projects into reality on the French Riviera and in the Gulf of Saint-Tropez. And what if your property deserved an expert's eye? Contact Grégory



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