

**€ 2 395 000**

**Buying villa**

**5 rooms**

**Surface : 150 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

**Surface of the land : 620 m<sup>2</sup>**

**Year of construction : 2024**

**Exposition : Sud est**

**View : Mer**

**Hot water : Thermodynamique**

**Inner condition : new**

**External condition : new**

**Couverture : Toit terrasse**

**Amenities :**

Pool, 2 terrains de tennis, Terrain de pétanque, Bedroom on ground floor, Double Glazing, Secure domain, Calm, Automatic gate, Air conditioning

4 bedroom

2 terraces

4 showers

3 WC

2 parkings

**Fees and charges :**

Well condominium

21 lots in the condominium 2 395 000

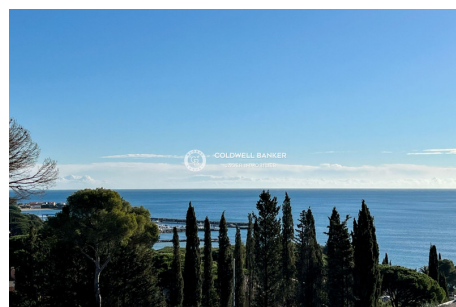
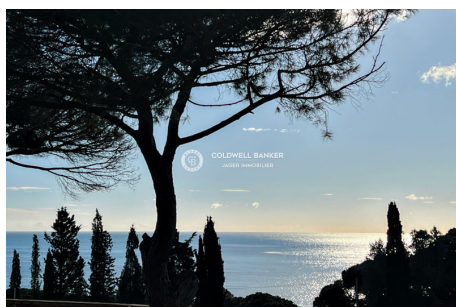
€ fees included

17/05/2024 - Prix T.T.C



**Villa Sainte-Maxime**

COLDWELL BANKER JAGER IMMOBILIER is pleased to present this sumptuous contemporary villa of 150m<sup>2</sup>, attached on one side, offering 4 bedrooms spread over 2 levels, with breathtaking sea views and a magnificent private pool. Nestled within a secure luxury residence, tucked away in the heart of a 2-hectare estate with Mediterranean vegetation. Enjoy a peaceful and serene environment, as well as exclusive amenities such as a sports course, two tennis courts, and a petanque field. The beach is only 200 meters away, while the port and shops are within a 10-minute walk. The residence also offers a charming heated communal pool area with a stunning sea view. The garden and terrace of 400m<sup>2</sup>, along with the 8mX3m pool, create a harmonious fusion between indoor and outdoor spaces. An upper-level terrace of 46m<sup>2</sup> adds additional charm. Two underground parking spaces add convenience and security to this residence. Contemporary architecture blends timeless materials to preserve the authentic character of this exclusive property. This residence stands out for its high-end finishes and exceptional attention to detail, offering a luxurious and comfortable living experience. Don't miss the opportunity to immerse yourself in the essence of coastal living. Contact us now to arrange a private viewing and discover the exceptional charm of this distinguished property. New development - Delivery scheduled for the second semester of 2025. Ref. : 394V2737M - Mandat n°59



Jager Immobilier - Passage du Cros - 83310 Grimaud

Tél: +33 (0)4 94 43 71 44 - Fax: +33 (0)4 94 81 32 17 - [info@jager-immobilier.com](mailto:info@jager-immobilier.com)

Carte professionnelle CPI n° 8304 2018 000 028 555 - RCS FREJUS 752 947 465 000 15 - SARL 5000 €

Code NAF 6831Z - QBE 110 000 €