

Price on request

Buying villa

5 rooms

Surface : 223 m²

Surface of the living : 87 m²

Surface of the land : 1500 m²

Year of construction : 1998

Exposition : Sud

View : Aperçu mer

Hot water : Pompe à chaleur

Inner condition : excellent

External condition : good

Couverture : tiles

Amenities :

Pool, Plage à pied, Jacuzzi,
Cheminée en insert, Bedroom on
ground floor, Menuiseries en
galandages, Central vacuum, Calm,
Automatic gate, Climatisation 4
chambres

4 bedroom

4 terraces

1 bathroom

3 showers

5 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : B

**Emission of greenhouse gases
(ges) : A**



Villa Sainte-Maxime

JAGER Coldwell Banker is pleased to exclusively present this stunning 223 m² villa, ideally located just 100 meters from the seaside, accessible via a secure underground passage. Set on a flat 1,500 m² plot, carefully landscaped with Mediterranean plants, the property offers a sunny peaceful retreat, enhanced by large terraces, a 10 x 5 m swimming pool with a counter-current system, and a 4 x 3 m infinity jacuzzi. From the moment you enter, the tone is set: generous spaces, abundant natural light, and high-end finishes. On the garden level, an 87 m² living area centers around a lounge with an inset fireplace, a cozy dining room, and a relaxing space with a billiard table, all opening onto the terraces and pool through wide sliding glass doors. The modern, fully equipped kitchen extends onto a covered terrace, perfect for outdoor dining. A master suite with a walk-in closet and bathroom completes this floor, along with an elegant entrance hall and a guest WC. Upstairs, two en-suite bedrooms each have their own shower room and toilet, opening onto a terrace facing the sea, offering unobstructed views and magnificent sunrises. The basement houses a double garage, a laundry room, a wine cellar, and a 66 m² space that can be adapted to your needs. Combining an exceptional location, modern comfort, and a Mediterranean atmosphere, this villa captivates with its serene and refined ambiance, just steps from the sea and local amenities. Our JAGER Coldwell Banker agency will be happy to provide you with any



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