

**€ 1 695 000**

**Buying villa**

**8 rooms**

**Surface : 300 m<sup>2</sup>**

**Surface of the land : 3300 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**Amenities :**

Pool, Alarm, Fireplace, Double  
Glazing, Calm, Clôture, Air  
conditioning

**5 bedroom**

**1 terrace**

**3 bathrooms**

**3 WC**

**1 garage**

**4 parkings**

**Fees and charges :**

**Annual current expenses 2 400 €**

**Well condominium**

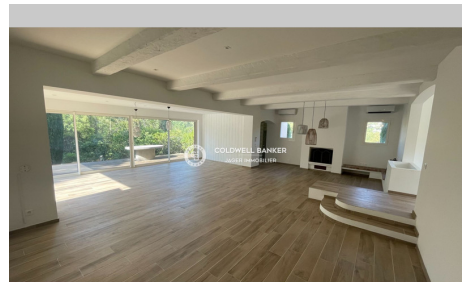
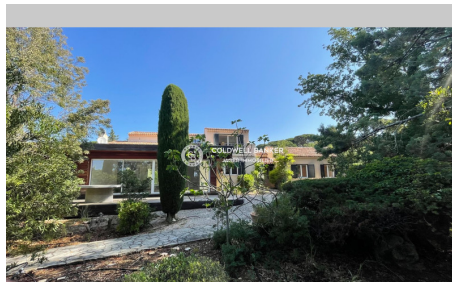
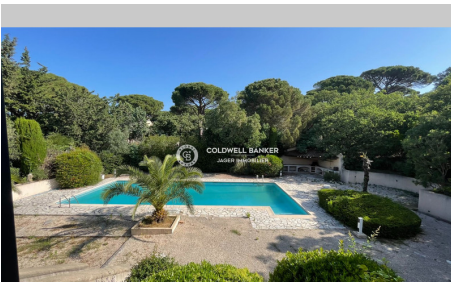
**1 695 000 € fees included**

30/04/2025 - Prix T.T.C



### Villa Sainte-Maxime

Close to the beaches and the town centre, this charming villa located in a secure domain offers on the ground floor an entrance hall with guest toilet, a bedroom or office, a large living room with lounge area (with fireplace) and dining area , a separate kitchen. Upstairs 2 beautiful en-suite bedrooms each opening onto a balcony. Independent apartment on one level, 2 bedrooms, a bathroom with WC. Large basement with 3/4 car garage. Landscaped garden with large 15 m heated swimming pool. Great potential! Ref. : 394V2508M - Mandat n°2344



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Code NAF 6831Z - QBE 110 000 €