

€ 5 500 000

Buying villa

10 rooms

Surface : 460 m²

Surface of the land : 2400 m²

Year of construction : 1975

Exposition : Sud est

View : Mer panoramique

Hot water : Electrique

Inner condition : good

External condition : excellent

Couverture : tiles

Amenities :

Piscine au sel 11x6m, Baies
galandage, drilling, Fireplace, Double
Glazing, Calm, Automatic gate,
Climatisation dans les chambres

8 bedroom

3 terraces

2 bathrooms

5 showers

7 WC

4 parkings

Energy class (dpe) : D

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

Fees and charges :

5 500 000 € fees included



Villa Sainte-Maxime

PANORAMIC SEA VIEW for this unique property of approx. 460 m² with outbuildings, on a plot of 2362 m² offering an exceptional living environment. The property consists of several carefully designed spaces, offering comfort and elegance. Ground floor : Majestic entrance hall with a wrought iron door, inviting you to discover the refined interior of the villa. Master suite with dressing room, separate toilet, private shower room, offering a breathtaking view of the sea. Second wing comprising a bedroom with adjoining bathroom and toilet, as well as another adjoining bedroom. A third bedroom with shower room, also accessible from the outside, completes this space. Lower level : Guest toilet and cloakroom, adding a touch of convenience. Large reception room, including a dining room with pocket windows offering a panoramic view of the sea. The main living room, decorated with a fireplace and elegantly high ceilings, also offers a breathtaking view of the sea. A TV lounge , a reading lounge/boudoir with a view of the sea, as well as an office complete this space. A bedroom with shower room and toilet, offering privacy and comfort. Access via a few steps to an independent apartment comprising a kitchen, a bedroom, a shower room and a toilet. Independent equipped kitchen, with scullery and laundry room to meet all needs. The kitchen opens onto a beautiful terrace with summer kitchen and barbecue, creating an ideal space for al fresco dining while enjoying the sea views. Dependencies : A separate bedroom with sleeping area and shower room, offering a peaceful retreat. Studio of approximately 40 m² including a dining room, an independent kitchen, a sleeping area and a shower room, ideal for guests or as additional space. All bedrooms and living areas face the sea, offering an exceptional residential experience in an enchanting s...

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

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Villa Sainte-Maxime

...etting. This villa represents a unique opportunity to live in an exceptional place,
combining luxury and serenity.

Fees and charges :

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Ref. : 394V2754M - Mandat n°2514



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Code NAF 6831Z - QBE 110 000 €