



€ 2 495 000

**Buying villa**  
**6 rooms**

**Surface of the land :** 1500 m<sup>2</sup>

**Year of construction :** 1998

**Exposition :** Sud

**View :** Aperçu mer

**Hot water :** Electrique

**Inner condition :** good

**External condition :** good

**Couverture :** roof tiles

#### **Amenities :**

insert, pool, centralized vacuum cleaner, air conditioning, Bedroom on ground floor, Automatic Watering system, Automatic gate, close to the beaches, Jacuzzi

4 bedroom

3 terraces

1 bathroom

3 showers

5 WC

1 garage

2 parkings

1 cellar

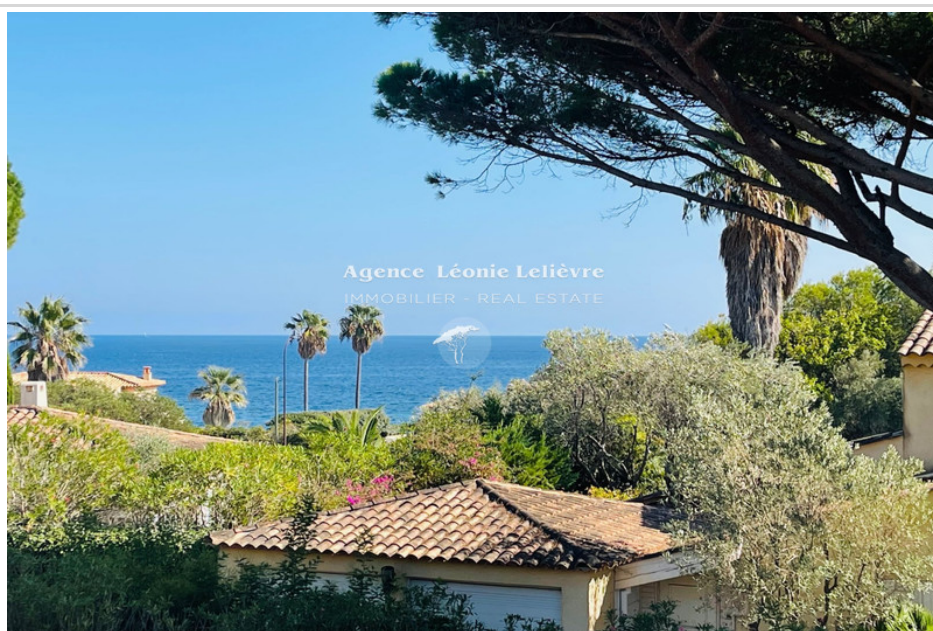
**Energy class (dpe) :** B

**Emission of greenhouse gases**

**(ges) :** A

Document non contractuel

27/07/2024 - Prix T.T.C



### Villa Sainte-Maxime - Ref. V3315M - Mandate n°2195

100 m from the beaches of Nartelle, while being quiet, very beautiful villa built with quality materials on flat land of 1500 m<sup>2</sup>. It includes on one level a beautiful living room with insert and large pocket windows opening onto the terrace. A modern fitted kitchen opens onto the dining area and the partly covered terrace. A billiard room leads to the master bedroom with its dressing room and full bathroom. The hallway provides access to the guest toilet. The first floor consists of two bedrooms with adjoining shower room and toilet, both opening onto a balcony allowing you to enjoy the sea view. On the garden level there is a large double garage, a wine cellar, a laundry room as well as an additional useful surface area of 66 m<sup>2</sup>.

#### **Legal information**

2 495 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)

