



€ 4 300 000

**Buying villa**

**8 rooms**

**Surface : 268 m<sup>2</sup>**

**Surface of the land : 1597 m<sup>2</sup>**

**Year of construction : 2000**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : roof tiles**

**Amenities :**

fireplace, Heated swimming pool with hot tub area, Heat pump, air conditioning, Bedroom on ground floor, Automatic gate

4 bedroom

3 terraces

1 bathroom

3 showers

4 WC

2 garages

4 parkings

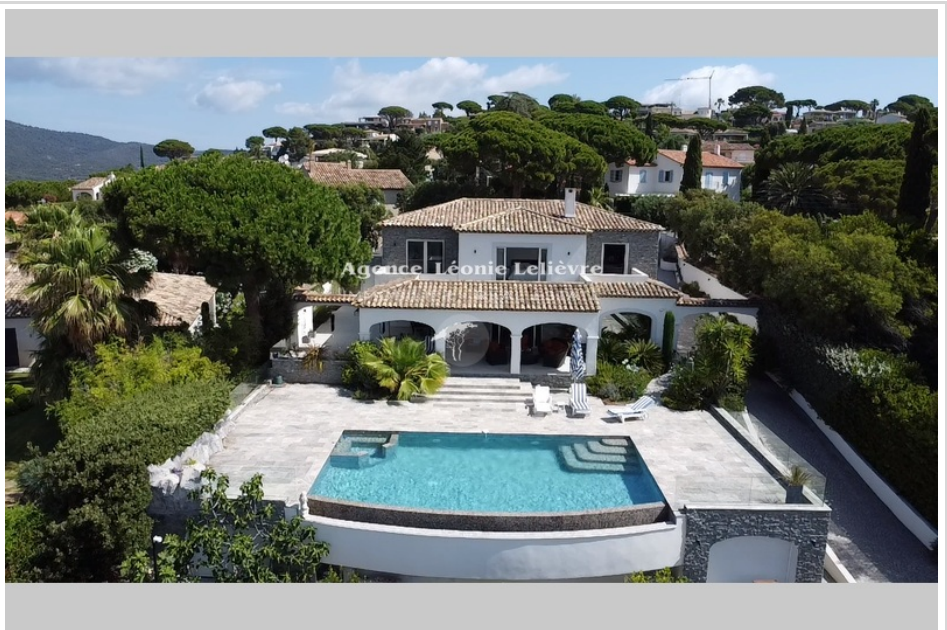
1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(ges) : A** Document non contractuel

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



### Villa Sainte-Maxime - Ref. V3269M - Mandate n°2298

Beautiful contemporary villa, near the beaches, with panoramic sea view. It includes, on the ground floor, 4 bedrooms with shower room and WC for each, a summer kitchen, a swimming pool of 10 mx 4 m with overflow. Upstairs: a large living room with fully equipped open kitchen, a master bedroom with full bathroom, all opening onto a large terrace. Small white housing an office. Planted land of 1,092 m<sup>2</sup>. Double garage with high ceilings + 2 roadside garages.

#### Legal information

4 300 000 € fees included

5,00% VAT of fees paid by the buyer (4 095 320 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

