



BEAUTIFULLY RENOVATED VILLA USING
HIGH-QUALITY MATERIALS, OFFERING A LOVELY
SEA VIEW.

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PROPERTY FACT FILE	
REFERENCE	A42003ERD83
PRICE	€ 3,490,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	220 m²
LAND	1910 m²
TOWN	Sainte-Maxime
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Sea view
- Swimming pool
- Walking distance to the town center.
- self-contained apartment
- Beautifully landscaped garden

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Ideally oriented and close to the town center, this elegant villa offers sea views, bright living spaces, a ground-floor master suite, three additional suites upstairs, an independent apartment, a pool and a double garage in a peaceful, green setting.

DESCRIPTION

Ideally located within walking distance of the town center, this south-west facing villa enjoys lovely views over the sea and surrounding hills. It features a spacious living area with fireplace, dining room, and a fully equipped open-plan kitchen with adjoining utility room.

The ground floor includes a master suite with bathroom and toilet. Upstairs, three bright bedrooms offer shower rooms and separate toilets, one of which opens onto a balcony.

On the garden level, an independent one-bedroom apartment comprises a living room, bedroom, shower room, and separate toilet, ideal for guests or rental use.

Outside, a swimming pool is set within a peaceful green environment. A double garage and a cellar complete this property.

Quality features include a swimming pool, fireplace, double glazing, electric shutters, automatic irrigation, and a quiet setting.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A42003ERD83>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

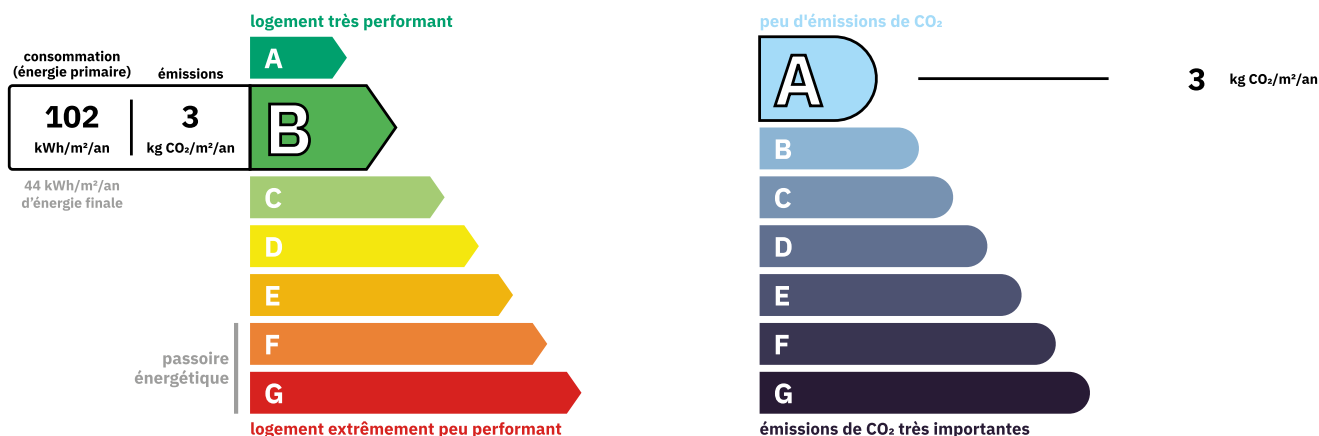
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ENERGIE-DPE



Property **Efficient**
Estimated annual energy costs
between 1420 € and 1980€ for 2022

NOTICE

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I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A42003ERD83
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AND PHOTOS
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