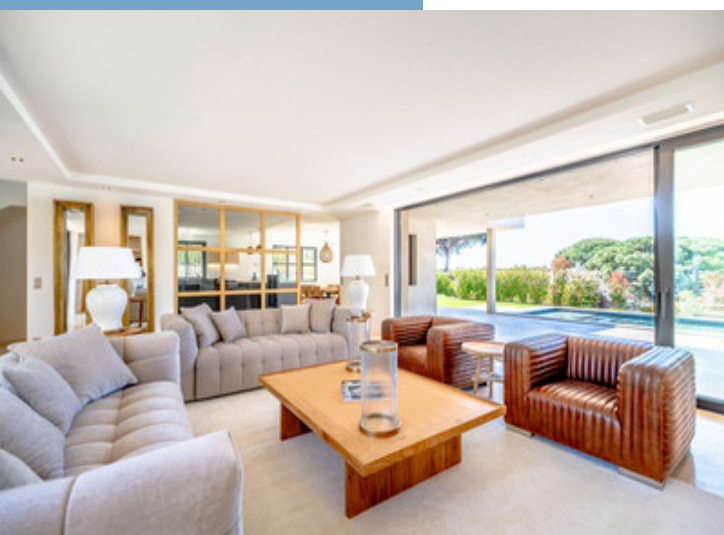




SAINTE-MAXIME, SÉMAPHORE — NEW  
CONTEMPORARY VILLA, PANORAMIC SEA VIEWS,  
POOL, REDUCED NOTARY FEES

SAINTE-MAXIME,  
SÉMAPHORE — NEW  
CONTEMPORARY VILLA,  
PANORAMIC SEA VIEWS,  
POOL, REDUCED NOTARY  
FEES...



| PROPERTY FACT FILE                                                              |                                                                             |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| REFERENCE                                                                       | A42013ERD83                                                                 |
| PRICE                                                                           | € 5,490,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 4                                                                           |
| BATHROOM                                                                        | 4                                                                           |
| ACCOMMODATION                                                                   | 370 m <sup>2</sup>                                                          |
| LAND                                                                            | 1665 m <sup>2</sup>                                                         |
| TOWN                                                                            | Sainte-Maxime                                                               |
| DEPARTMENT                                                                      |                                                                             |
| LOCATION                                                                        | Close to golf course                                                        |
| TYPE                                                                            | Maison de Vacances, House, Villa                                            |
| CONDITION                                                                       | New Build                                                                   |
| FEATURES                                                                        | Swimming Pool, Mains Drains,<br>Garage                                      |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                             |





- Sea View
- Prime location
- Swimming pool
- Hammam
- Fitness room

SAINTE-MAXIME,  
SÉMAPHORE — NEW  
CONTEMPORARY VILLA,  
PANORAMIC SEA VIEWS,  
POOL, REDUCED  
NOTARY FEES...

Ref : A42013ERD83

Located in the prestigious Sémaphore district of Sainte-Maxime, this exceptional new contemporary villa enjoys superb panoramic sea views, just 5 minutes from the beaches, town centre and harbour. Bathed in natural light, it features a spacious living room with fireplace, a high-end kitchen, three ground-floor suites and an outstanding

## DESCRIPTION

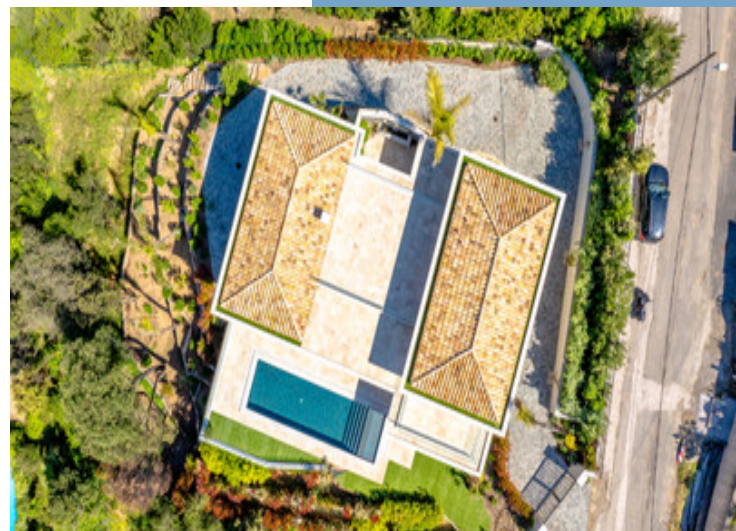
Located in the highly sought-after Sémaphore district of Sainte-Maxime, in a peaceful residential setting just minutes from the beaches and town centre, this exceptional new contemporary villa enjoys superb panoramic sea views and a privileged location. From the moment you arrive, the property impresses with its striking contemporary architecture, generous proportions and expansive floor-to-ceiling windows, designed to maximise natural light and create a seamless connection between the interiors, terraces, swimming pool and beautifully landscaped Mediterranean garden.

The spacious, light-filled living room with fireplace is arranged around an elegant central patio featuring a fountain. It flows naturally into a refined dining area and a fully equipped high-end open-plan kitchen with central island, pantry and cold room.

The sleeping accommodation comprises three ground-floor en-suite bedrooms, each designed to provide comfort and privacy. Upstairs, the outstanding principal suite forms a private retreat, complete with bathroom, dressing room and solarium, enjoying beautiful views towards the sea and surrounding landscape.

Dedicated wellness facilities include a hammam and fitness room. A wine cellar, laundry room and generous storage areas further enhance this property, which has been designed to provide an exceptional level of comfort.

Outside, expansive terraces surround an elegant swimming pool with clean contemporary lines, perfectly integrated into the meticulously landscaped land...



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A42013ERD83>

COMPLETE FILE AND PHOTO ON REQUEST

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

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SAINTE-MAXIME, SÉMAPHORE  
— NEW CONTEMPORARY  
VILLA, PANORAMIC SEA  
VIEWS, POOL, REDUCED  
NOTARY FEES...

Ref : A42013ERD83

## ENERGIE-DPE

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

DPE not required.

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: 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 : A42013ERD83  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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