

€ 895 000

**Buying house**

**3 rooms**

**Surface : 115 m<sup>2</sup>**

**Surface of the land : 400 m<sup>2</sup>**

**Exposition : Sud est**

**View : Mer**

**Hot water : Electrique**

**Inner condition : To renovate**

**Amenities :**

Double Glazing, Laundry room, Calm

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : D**

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

**Fees and charges :**

Annual current expenses 1 956 €

Well condominium

895 000 € fees included

27/04/2024 - Prix T.T.C



### House Sainte-Maxime

Agence Modini offers you a house of 117 m<sup>2</sup> in a sought-after area, 2 steps from the beach and 15 minutes walk from the city center. It consists of an open kitchen, dining room, living room, office area, laundry room, shower room and toilet.

Upstairs, 2 bedrooms with terrace and sea view, bathroom and separate toilet. The exterior space of the house has 2 terraces at the front and a terrace at the back with a summer kitchen. Garage in the basement, cellar and 2 rooms that can be used as a games room, swimming pool in the condominium. Ref. : 299V957M - Mandat n°1488/23



Agence Immobilière Modini - Le Splendid Azur - BP 61 - 83120 Sainte-Maxime  
Tél: 33 (0)4 94 55 71 00 - [info@immodini.com](mailto:info@immodini.com) - [www.immodini.com](http://www.immodini.com)

Carte professionnelle CPI 8304 2018 000 030 634 - RCS Fréjus 422695460 - Document non contractuel