

€ 1 705 000

**Buying house**

**5 rooms**

**Surface : 300 m<sup>2</sup>**

**Surface of the land : 1190 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Amenities :**

Pool, Bedroom on ground floor,  
Double Glazing, Laundry room,  
Automatic gate, Calm

4 bedroom

3 showers

3 WC

1 garage

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(ges) : A**

**Fees and charges :**

1 705 000 € fees included

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



### House Sainte-Maxime

The Modini agency offers you this quiet villa, close to the city center with an unobstructed view of the hills. It consists of a kitchen open to the dining room, a living room. The living room has large openings allowing access to the south-west facing garden, not overlooked. The property has a ground floor bedroom with shower room, guest toilet, laundry room. Upstairs, 1 master suite and its private terrace, 2 bedrooms, 1 bathroom. In the basement, the villa consists of a spacious garage for parking 3 vehicles and 2 wheels, 1 independent studio and a 3-room apartment. The villa has been completely renovated and has the following services: swimming pool, reversible air conditioning, electric shutters. Ref. : 299V975M - Mandat n°1505/23



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