

€ 3 495 000

**Buying villa**

**6 rooms**

**Surface : 380 m<sup>2</sup>**

**Surface of the land : 3735 m<sup>2</sup>**

**Year of construction : 2002**

**Exposition : Sud est**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Amenities :**

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

5 bedroom

3 terraces

5 showers

7 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

**Fees and charges :**

Well condominium

3495000€ fees included



**Villa Sainte-Maxime**

The Modini agency offers you a villa with 180° sea view, in a quiet residential area 5 minutes walk from the beach. Built on a plot of 3,735m<sup>2</sup>, this villa built in 2002 will seduce you with its assets: beautiful architecture with cathedral ceilings, a heated and secure swimming pool (14x5), a sea view from each room, a dressing room, double glazing, mosquito nets, reversible air conditioning and underfloor heating, a beautiful wine cellar, a petanque court, borehole, garage. The villa has a fitted and equipped independent kitchen with a scullery, a dining room, a living room, a master bedroom with terrace, bathroom and shower, an office area with shower room that can be used as a bedroom. , 3 bedrooms organized as a suite with shower room, a patio, a 2nd living room. Ref. : 299V971M - Mandat n°1499/23

