

Beautifully renovated villa using high-quality materials, offering a lovely sea view.



INFORMATION

Town:	Sainte-Maxime
Department:	Var
Bed:	5
Bath:	5
Floor:	220 m2
Plot Size:	1910 m2

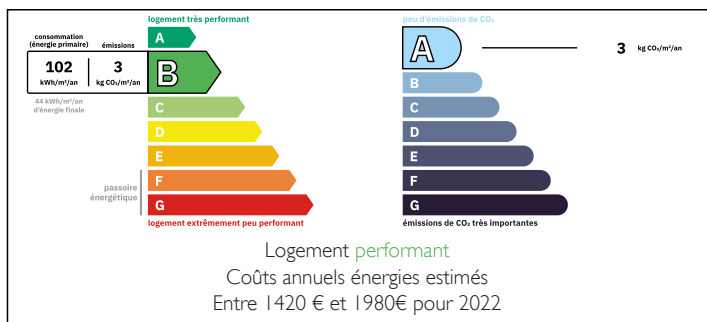


IN BRIEF

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.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



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>

LOCAL TAXES

Taxe foncière: 5114 EUR

Taxe habitation: EUR

NOTES