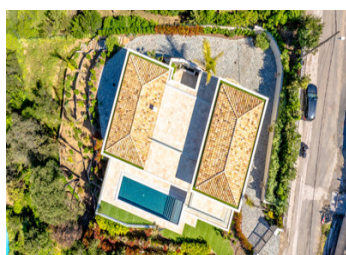


Sainte-Maxime, Sémaphore — New Contemporary Villa, Panoramic Sea Views, Pool, Reduced Notary Fees



INFORMATION

Town:	Sainte-Maxime
Department:	Var
Bed:	4
Bath:	4
Floor:	370 m2
Plot Size:	1665 m2



IN BRIEF

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 principal suite with dressing room and solarium. A hammam, fitness room, wine cellar and double garage complete the property.

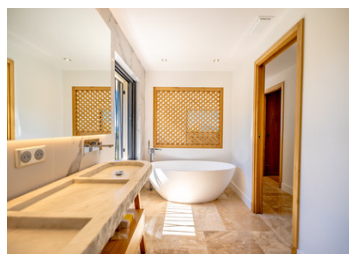
Outside, generous terraces, an elegant swimming pool and beautifully landscaped Mediterranean gardens create a privileged setting. Home automation, air conditioning and video surveillance ensure the highest levels of comfort and security. Saint-Tropez is just a 20-minute boat ride away. New-build property benefiting from reduced notary fees.

ENERGY - DPE

DPE not required.

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.



NOTES

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 Mediterranean garden. The setting offers an atmosphere of refinement and tranquillity, ideal for enjoying the Côte d'Azur lifestyle throughout the year.

A double garage completes the property. Home automation, video surveillance, air conditioning, double glazing, electric roller shutters and an automatic irrigation system provide...