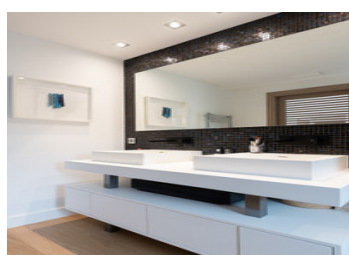
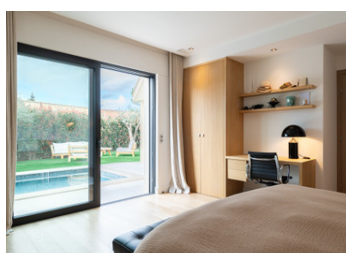


Villa in Sainte-Maxime, within walking distance of the town centre and beaches.



INFORMATION

Town:	Sainte-Maxime
Department:	Var
Bed:	3
Bath:	3
Floor:	167 m2
Plot Size:	721 m2



IN BRIEF

Located close to the town centre of Sainte-Maxime, this contemporary 2025 villa offers elegant en-suite bedrooms, a spacious and light-filled living area, as well as a landscaped garden with swimming pool. Not overlooked, offering complete privacy, the property features high-end finishes throughout. A turnkey property combining refinement and a prime location.

Final finishes will be completed by the end of April.

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.



DESCRIPTION

Ideally located within immediate proximity to the town centre of Sainte-Maxime, this contemporary villa, built in 2025, offers an exceptional lifestyle, perfectly suited as both a primary or secondary residence. Set on a fully enclosed 720 sqm plot, the property features a beautifully landscaped garden with swimming pool, not overlooked and offering complete privacy, as well as a pétanque court ideal for relaxed entertaining.

The light-filled living space showcases generous volumes and includes a living room with fireplace, a fully equipped open-plan kitchen leading into the dining area, all extending onto a covered terrace perfectly designed for outdoor dining.

The villa offers three elegant en-suite bedrooms, thoughtfully arranged to ensure peace and comfort for all occupants.

A wine cellar, winter dressing room, and laundry room complete the amenities. A garage along with several outdoor parking spaces provide additional convenience.

A turnkey property combining contemporary elegance, high-end features, and a sought-after location.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES