



BEAUTIFULLY RENOVATED VILLA USING  
HIGH-QUALITY MATERIALS, OFFERING A LOVELY  
SEA VIEW.

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PROPERTY FACT FILE	
REFERENCE	A42003ERD83
PRICE	€ 3,490,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	220 m <sup>2</sup>
LAND	1910 m <sup>2</sup>
TOWN	Sainte-Maxime
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking
	*Price based on current exchange rate which is subject to change



- Sea view
- Swimming pool
- Walking distance to the town center.
- self-contained apartment
- Beautifully landscaped garden

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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.

## 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.

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

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More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A42003ERD83>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

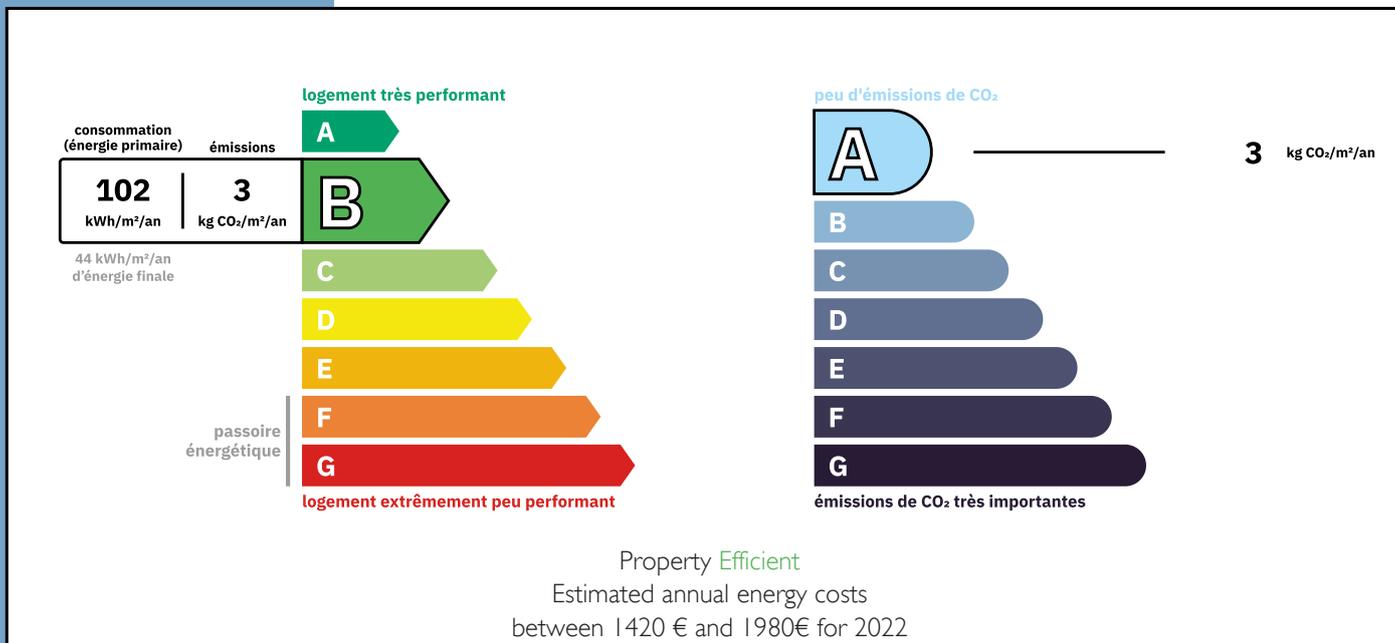
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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A42003ERD83  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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