LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



SAINTE-MAXIME, SÉMAPHORE — NEW CONTEMPORARY VILLA, PANORAMIC SEA VIEWS, POOL, REDUCED NOTARY FEES

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A42013ERD83
PRICE	€ 5,490,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	370 m²
LAND	1665 m²
TOWN	Sainte-Maxime
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Villa
CONDITION	New Build
FEATURES	Swimming Pool, Mains Drains, Garage

*Price based on current exchange rate which is subject to change

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- Sea View
- Prime location
- Swimming pool
- Hammam
- Fitness room

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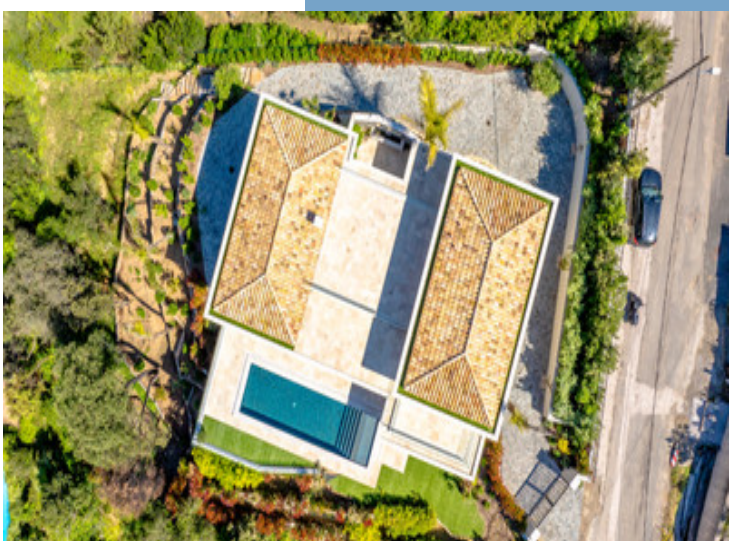
Located in the prestigious Sémaphore district of Sainte-Maxime, this exceptional new contemporary villa enjoys superb panoramic sea views, just 5 minutes from the beaches, town centre and harbour. Bathed in natural light, it features a spacious living room with fireplace, a high-end kitchen, three ground-floor suites and an outstanding



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 land...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42013ERD83

COMPLETE FILE AND PHOTO ON REQUEST

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

ENERGIE-DPE

DPE not required.

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A42013ERD83

FILE COMPLETE AND PHOTOS ON REQUEST

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