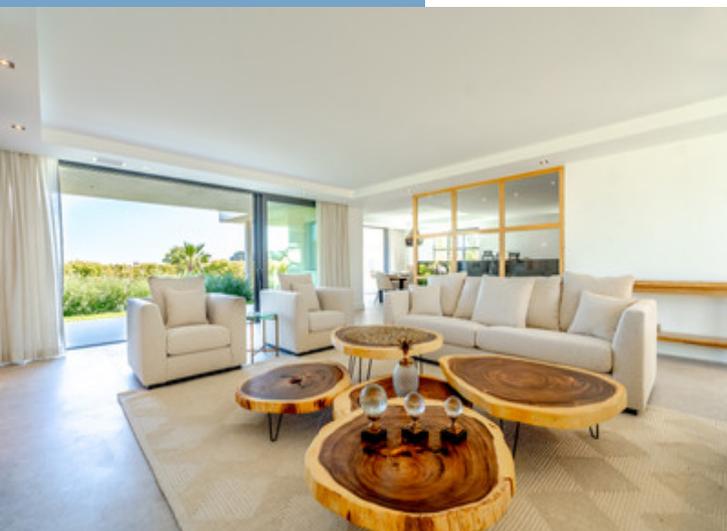




SET WITHIN A SECURE ESTATE OFFERING A
PEACEFUL SETTING, JUST A SHORT DISTANCE
FROM THE TOWN CENTER.

SET WITHIN A SECURE
ESTATE OFFERING A
PEACEFUL SETTING, JUST A
SHORT DISTANCE FROM
THE TOWN CENTER...



PROPERTY FACT FILE

REFERENCE	A42414ERD83
PRICE	€ 3,950,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	370 m ²
LAND	1355 m ²
TOWN	Sainte-Maxime
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Villa
CONDITION	New Build
FEATURES	Swimming Pool, Other Drainage, Garage

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

- Gated estate
- Sea view
- Swimmingpool
- Hammam
- 3-car garage

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Ref : A42414ERD83

Superb newly built villa offered off-plan, featuring sea views, bright volumes and exceptional amenities: a living room with fireplace, a fully equipped kitchen with cold room, four suites including a master with solarium, a wellness area with hammam, fitness room, wine cellar and a pool set within landscaped gardens.

DESCRIPTION

Located within a secure estate close to the town center, this superb newly built villa in VEFA, offers sea views and top-of-the-range features.

It includes an elegant entrance hall, a spacious living room with fireplace opening onto a terrace and a patio with fountain, as well as a fully fitted kitchen with a utility room and cold room.

The night area offers four suites, including an exceptional master suite with solarium, dressing room, and bathroom.

Additional amenities include a fitness room, hammam, wine cellar, and a large garage.

The beautifully landscaped garden features a magnificent swimming pool, creating a serene and refined living environment.

Features: swimming pool, fireplace, ground-floor suite, double glazing, automatic irrigation system, laundry room, electric shutters, peaceful surroundings.

Reduced notary fees.

Ideally set on a beautifully landscaped 1,355 m² plot in the heart of a preserved Mediterranean environment, this contemporary villa stands out for its elegant architecture and its remarkably refined integration into the surrounding landscape. From the moment you arrive, the property reveals clean lines, noble materials, and a seamless harmony between indoor and outdoor living.

The reception areas on the ground floor open generously onto natural-stone terraces and the pool, creating a living tableau of light and perspective. The expansive, sun-drenched living room flows naturally into the dining area and the kitchen, forming a refined yet understated...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42414ERD83>

COMPLETE FILE AND PHOTO ON REQUEST



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CENTER...

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

Ref : A42414ERD83

ENERGIE-DPE

DPE not required.

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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 :A42414ERD83
FILE COMPLETE
AND PHOTOS
ON REQUEST

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