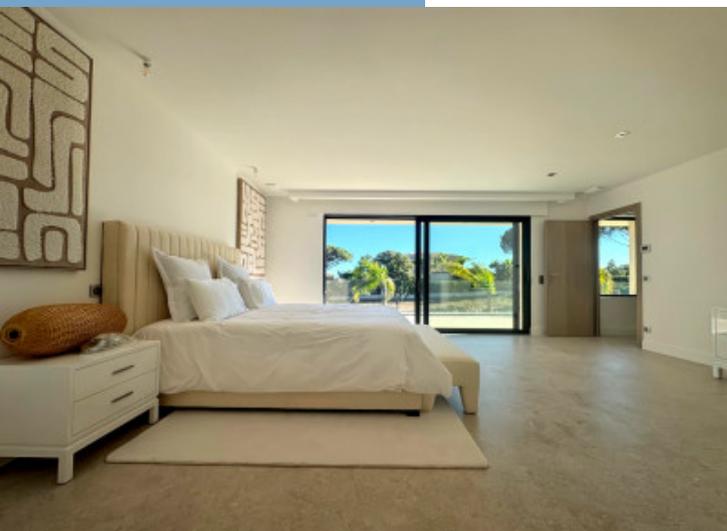




## SAINTE-MAXIME: PRESTIGIOUS VILLA JUST STEPS FROM THE TOWN CENTER

SAINTE-MAXIME:  
PRESTIGIOUS VILLA JUST  
STEPS FROM THE TOWN  
CENTER...



PROPERTY FACT FILE	
REFERENCE	A42432ERD83
PRICE	€ 2,990,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	266 m <sup>2</sup>
LAND	1042 m <sup>2</sup>
TOWN	Sainte-Maxime
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Villa
CONDITION	New Build
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



- Swimming pool
- Cold room
- Large garage
- Landscaped garden
- Reduced notary fees

SAINTE-MAXIME:  
PRESTIGIOUS VILLA JUST  
STEPS FROM THE TOWN  
CENTER...

Ref : A42432ERD83

Ideally located near the town center, this newly built villa stands out with its contemporary architecture, three luxurious suites, fully equipped kitchen with cold room, and bright living spaces opening onto the terrace, patio and pool set within landscaped gardens.

## DESCRIPTION

Villa for Sale in Sainte-Maxime.

Ideally located in a quiet, secure residential area just steps from the town centre, this newly built villa in VEFA, stands out for its premium features and contemporary, refined architecture.

An inviting entrance hall leads to a spacious, light-filled living area opening onto a terrace and a patio enhanced by a fountain. The open-plan kitchen, fully equipped and featuring a cold room, combines comfort with top-level functionality.

The villa offers three luxurious suites, each with its own private shower room and walk-in closet, ensuring exceptional comfort. A large garage and a utility room complete the property.

Outside, a beautiful swimming pool sits at the heart of a landscaped garden, creating an ideal setting for relaxation.

Features: Swimming pool — Fireplace — Ground-floor suite — Double glazing — Automatic irrigation — Laundry room — Electric roller shutters — Peaceful environment.

Reduced notary fees.

Set in the heart of a preserved Mediterranean environment, this contemporary villa captivates with its refined architecture and beautifully curated landscaping. The elegant lines of the property extend naturally toward expansive stone terraces and a radiant pool, creating a seamless harmony between indoor and outdoor living. The generous living spaces, bathed in natural light, open onto the meticulously designed garden. Two ground-floor suites provide immediate comfort, while the upper level hosts a sumptuous primary suit...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42432ERD83>

COMPLETE FILE AND PHOTO ON REQUEST



Ref : A42432ERD83

## 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 :A42432ERD83  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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