

€ 3 900 000

**Buying villa**

**6 rooms**

**Surface : 300 m<sup>2</sup>**

**Surface of the living : 70 m<sup>2</sup>**

**Surface of the land : 2010 m<sup>2</sup>**

**Year of construction : 2023**

**Exposition : Sud est**

**View : Aperçu mer**

**Hot water : Thermodynamique**

**Inner condition : new**

**External condition : new**

**Couverture : tiles**

**Amenities :**

Pool, Fireplace, Bedroom on ground floor, Double Glazing, Secure domain, Calm, Automatic gate, Air conditioning

4 bedroom

2 terraces

1 bathroom

3 showers

5 WC

5 parkings

1 cellar

**Energy class (dpe) : B**

**Emission of greenhouse gases**

**(ges) : A**

09/05/2024 - Frais T.T.C

3 900 000 € fees included



### Villa Sainte-Maxime

The Jager Coldwell Banker agency is proud to present to you, exclusively, this magnificent recently renovated villa, offering a privileged living environment. Built on a generously sized plot of land, this residence displays its charms over a living area of 350 m<sup>2</sup>, designed for comfort. From the first steps, an entrance hall equipped with a comfortable cloakroom welcomes you, announcing a neat and functional interior. The heart of the villa, designed around a bright living room open to the surrounding nature, offers access to a large covered terrace. This terrace, equipped with a barbecue area, allows you to fully enjoy the outdoors. A fireplace adds a warm note to this friendly space. You will be seduced by the open marble kitchen, highlighted by an integrated lighting system. It is equipped with a technical scullery, a pantry and high-end equipment. The villa offers two bedrooms en suite on one level, with dressing room. On the upper floor, two large suites, equipped with bathrooms (shower and spa) and large dressing rooms, offer a view of the sea. The master suite benefits from a private terrace, ideal for enjoying the view, overlooking the swimming pool and the garden. A spacious laundry room and plenty of storage space are also available. Outside, a Mediterranean garden, easy to maintain and illuminated by a complete automatic lighting system, surrounds a large 6x12 m swimming pool, bordered by a teak deck, perfect for relaxation. Built with rare attention to detail, the villa benefits from high quality materials, such as



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