COLDWELL BANKER
EUROPA REALTY

House Sainte-Maxime 206 m²



SALE PRICE : 950 000 €

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50 avenue Etienne Gola
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DESCRIPTION

Just a few steps from the highly sought-after beaches of La Nartelle and local amenities, in a desirable residential setting easily accessible via a cycle path and pedestrian walkway, this charming villa is set on approximately 1,200 sqm of landscaped grounds with a swimming pool.

Offering approximately 190 sqm of living space, the property features generous volumes and plenty of natural light. The spacious living area of around 70 sqm comprises a lounge with fireplace, dining area, office space and reading corner, creating a warm and welcoming atmosphere. A separate, fully equipped kitchen completes the living space.

The sleeping area includes three bedrooms and two shower rooms. Some of the bedrooms enjoy direct access to the outdoor areas, including one with its own private solarium.

Outside, the villa offers a range of spaces designed for relaxation and entertaining, including a traditional 11.5 x 5.5 m swimming pool with a dedicated sunbathing area, as well as a fully equipped summer kitchen with barbecue and pizza oven — ideal for making the most of the Mediterranean lifestyle.

An independent studio with its own shower room completes the property, providing an ideal space for hosting family and friends in complete privacy. A large storage room, cellar and enclosed garage provide additional practical amenities.

A charming property offering a pleasant lifestyle just moments from the Mediterranean Sea, equally suited as a primary residence or a holiday home

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FEATURES

Property type:	House	Area:	206.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	4 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 116

Greenhouse gas emissions (GHG) index: A 3

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