COLDWELL BANKER
EUROPA REALTY

House Sainte-Maxime 98 m²



SALE PRICE : 745 000 €

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50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

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DESCRIPTION

Ideally situated on the hills overlooking Sainte-Maxime, in a peaceful and green residential neighbourhood, just five minutes from the town centre and beaches, this charming single-storey villa enjoys a privileged setting and beautiful open views over the surrounding hills.

Completed in 2017 on a landscaped plot of 580 sqm, the villa offers approximately 100 sqm of living space and stands out for its natural light and functional layout.

It features a pleasant 35 sqm living area, a semi-open kitchen with an adjoining utility room, three bedrooms, a shower room and a separate toilet.

Outside, a lovely west-facing terrace invites residents to fully enjoy the mild Mediterranean climate. Planning permission has already been granted for the construction of a 6 x 3 metre swimming pool.

The property also offers attractive extension potential through the addition of an upper floor, subject to the necessary planning permissions, allowing for additional living space and enhanced sea views.

An attached 27 sqm garage with a mezzanine completes the property.

With no communal charges, this villa combines comfort, tranquillity and proximity to local amenities, making it an attractive opportunity as either a primary residence or a holiday home in the heart of the Gulf of Saint-Tropez.

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FEATURES

Property type:	House	Area:	98.0 m²	Property tax:	€1.00
Number of rooms:	4 rooms	Number of bedrooms:	3 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): B 70

Greenhouse gas emissions (GHG) index: A 3

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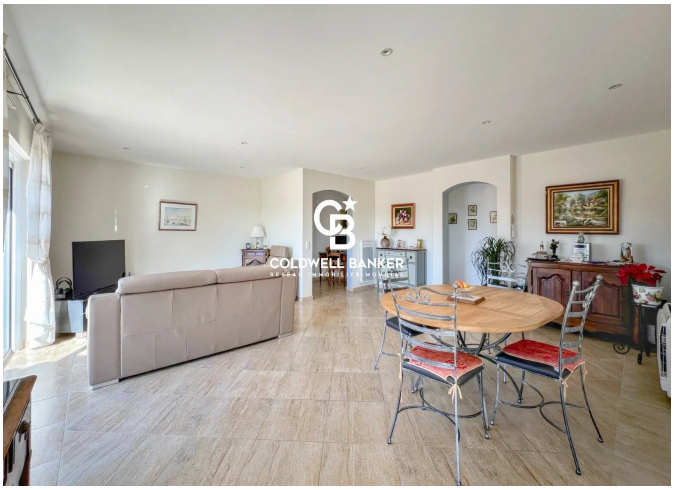
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