COLDWELL BANKER
EUROPA REALTY

House Sainte-Maxime 299 m²



SALE PRICE : 2 370 000 €

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8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Nestled in one of Sainte-Maxime's most sought-after residential areas, this property offers a refined lifestyle in a peaceful and preserved setting, boasting stunning open views over the hills of La Nartelle and an elegant glimpse of the Mediterranean Sea. Its prime location provides quick access to both Sainte-Maxime town centre and La Nartelle beach.

Fully renovated with meticulous attention to detail in a contemporary style that blends elegance with conviviality, the villa impresses with the quality of its finishes, its light-filled volumes, and the seamless harmony between indoor and outdoor living spaces. Offering approximately 265 sqm of floor area, the property has been designed to provide absolute comfort and a warm, welcoming atmosphere, ideal for entertaining family and friends.

The villa is centred around a spacious reception area opening onto the terraces and outdoor spaces, comprising a living room, dining area, and a fully equipped kitchen in an elegant yet relaxed setting. This level also features a master suite, a second bedroom, a study, and a laundry room, all thoughtfully arranged as a self-contained living space.

Upstairs, the property offers two additional bedrooms, a mezzanine converted into a TV lounge, a shower room, and ample storage space.

The property also benefits from an independent one-bedroom guest apartment, ideal for hosting visitors in complete privacy and comfort.

Set within beautifully landscaped grounds of approximately 1,500 sqm, the outdoor areas have been carefully designed around a heated 9 x 4-metre saltwater swimming pool, perfectly integrated into its surroundings. A large terrace with a summer kitchen, a vegetable garden, fruit trees, a chalet, and a pétanque court further enhance this convivial and enjoyable outdoor environment.

Additional features include a garage, cellars, a carport, reversible air conditioning, an automatic gate, and step-free access, all contributing to the understated charm and contemporary elegance of this villa.

A discreet and exclusive address where comfort, natural light, and the gentle Mediterranean lifestyle perfectly embody the spirit of Saint-Tropez.

Sale Price: €2,370,000 (agency fees payable by the seller)

Energy Rating (DPE): B / A

Estimated annual energy costs:
Between €1,590 and €2,210 per year.

Information regarding potential natural and technological risks to which this property may be exposed is available on the Géorisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	299.0 m²	Property tax:	€3.00
Number of rooms:	7 rooms	Number of bedrooms:	5 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 88

Greenhouse gas emissions (GHG) index: A 3

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