

Maison Sainte-Maxime 270 m<sup>2</sup>

---



PRIX DE VENTE : 11 000 000 €

---

EMAIL : [STBARTH.AZUR@COLDWELLBANKER.FR](mailto:STBARTH.AZUR@COLDWELLBANKER.FR)

## DESCRIPTION

Set on nearly 19 hectares of woodland and farmland, this estate offers remarkable potential, combining a lifestyle of luxury, development opportunities and a sound investment. Just a few minutes from the centre of Sainte-Maxime, in the heart of a preserved natural environment, this rare estate embodies all the charm and potential of an exceptional property. The main house, measuring approximately 270 m<sup>2</sup> and currently unoccupied, captivates with its generous proportions, landscaped garden and swimming pool, offering a peaceful and privileged living environment in perfect harmony with the surrounding nature.

The second building, known as 'La Ferme', is fully let and comprises five apartments, guaranteeing a stable and secure rental income.

The property comprises a complete layout featuring four bedrooms and five bathrooms, complemented by numerous outbuildings: a garage of approximately 23 m<sup>2</sup>, a storage area of approximately 37 m<sup>2</sup>, a convertible attic, and a garden shed that could easily be converted into an office or separate living space. A rare property offering great potential, peace of mind and a good return, situated in the immediate vicinity of amenities. Full details available on request.

## CARACTÉRISTIQUES

---

Type de bien :	Maison	Surface :	270.0 m <sup>2</sup>	NB de pièces :	15 rooms
NB de chambres :	2 bedrooms				

---

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

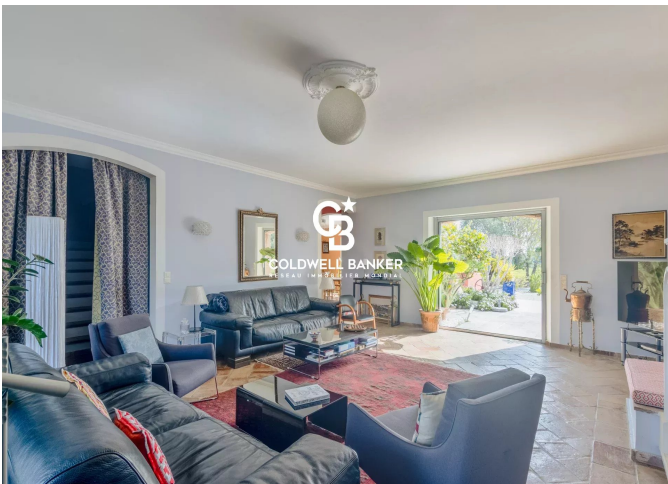
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 147

Indice d'émission de gaz à effet de serre (GES) : B 5



**COLDWELL BANKER**  
**EUROPA REALTY**



50 Avenue Etienne Gola  
France, 97133, Saint-Barthélemy



TÉL : +33659655459  
stbarth.azur@coldwellbanker.fr