

€ 2 450 000

**Buying villa**

**5 rooms**

**Surface : 180 m<sup>2</sup>**

**Surface of the land : 2014 m<sup>2</sup>**

**Year of construction : 1993**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Piscine chauffée à débordement,  
Barbecue, Cellier/buanderie,  
Fireplace, Bedroom on ground floor,  
Secure domain, Calm, Automatic  
gate, Air conditioning

4 bedroom

3 terraces

4 showers

5 WC

2 garages

**Energy class (dpe) : D**

**Emission of greenhouse gases  
(ges) : B**

**Fees and charges :**

Annual current expenses 1 150 €

Well condominium



**Villa Sainte-Maxime**

COLDWELL BANKER JAGER REALTY presents this splendid Provençal villa offering a breathtaking view of the Gulf of St-Tropez and the Bay of Nartelle. Situated in a quiet, residential, and secure estate, it is only 4 km from the beaches and shops of Sainte-Maxime. Built in the 1990s over two levels, the villa boasts an infinity pool and a dominant position offering exceptional views. On the ground floor, it comprises an entrance, a spacious living-dining room opening onto a south-facing terrace, a kitchen with pantry/laundry room, two air-conditioned bedrooms each with their own en-suite bathroom and toilet, as well as a guest WC. Upstairs, there are two more air-conditioned bedrooms, each with an en-suite bathroom and access to a solarium. Set on a perfectly landscaped and wooded plot of 2,014 m<sup>2</sup>, this villa offers quality amenities such as an 11-meter heated infinity pool, a double garage, a barbecue, and an automatic gate. A unique opportunity to acquire a property on the Côte d'Azur, in the heart of the Gulf of Saint-Tropez. Ref. : 394V2871M - Mandat n°2600



Jager Immobilier - Passage du Cros - 83310 Grimaud

Tél: +33 (0)4 94 43 71 44 - Fax: +33 (0)4 94 81 32 17 - info@jager-immobilier.com

Carte professionnelle CPI n° 8304 2018 000 028 555 - RCS FREJUS 752 947 465 000 15 - SARL 5000 €

Code NAF 6831Z - QBE 110 000 €