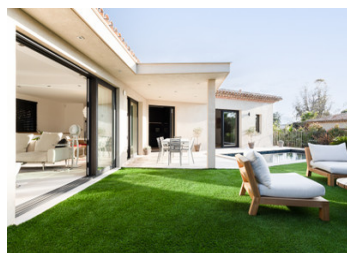
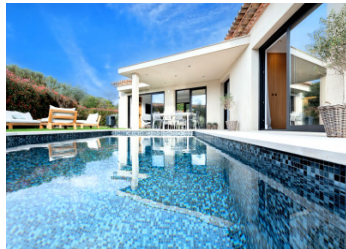
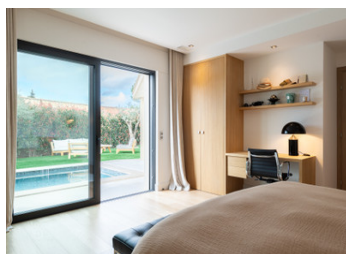


Villa in Sainte-Maxime, within walking distance of the town centre and beaches.



INFORMATION

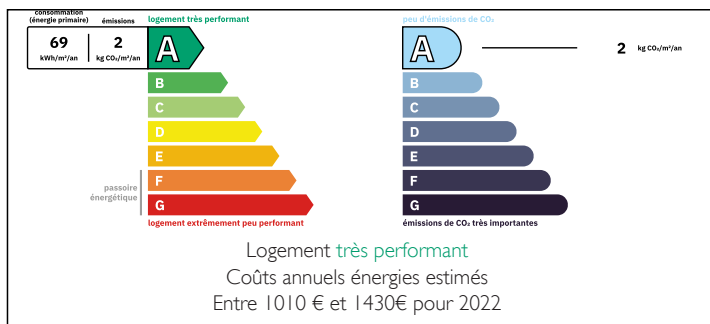
Town:	Sainte-Maxime
Department:	Var
Bed:	3
Bath:	3
Floor:	155 m2
Plot Size:	721 m2



IN BRIEF

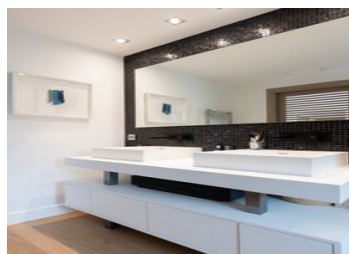
Just moments from the heart of Sainte-Maxime, this newly completed contemporary villa (2025) showcases refined architecture, premium finishes and a thoughtfully designed living environment. Filled with natural light through expansive floor-to-ceiling glazing, the living area flows effortlessly onto the terraces, landscaped gardens and swimming pool, creating a seamless indoor-outdoor lifestyle. The elegant bedroom suites have been designed to offer both comfort and privacy, while the secluded outdoor spaces provide the perfect setting to enjoy the Mediterranean climate throughout the year. Finished with meticulous attention to detail and high-quality materials, this turnkey residence enjoys a sought-after location within easy reach of the town centre, beaches, restaurants and boutiques—offering an exceptional lifestyle on the Gulf of Saint-Tropez.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Just a short stroll from the heart of Sainte-Maxime, this contemporary villa, completed in 2025, offers the perfect balance of modern comfort and effortless Mediterranean living.

Set within 720 sq m of beautifully landscaped, fully enclosed grounds, the property has been designed to make the most of outdoor living. The swimming pool, terrace and pétanque court create inviting spaces to relax, entertain and enjoy long summer days with family and friends, while the private garden remains discreetly sheltered from neighbouring views.

At the heart of the home, the light-filled living area brings together a welcoming lounge with fireplace, a fully equipped open-plan kitchen and dining area, all extending naturally onto a covered terrace ideal for al fresco dining. Three well-appointed en-suite bedrooms provide comfort and privacy for both owners and guests.

A wine cellar, seasonal dressing room, utility room, garage and additional off-street parking complete this turnkey property, ideally positioned within easy walking distance of the beaches, restaurants, boutiques and vibrant centre of Sainte-Maxime.

Indicative areas (non-contractual):

- Living area (living room, dining room, kitchen, guest WC, hallway, closet) : 50 m²
- Primary suite (bedroom, walk-in closet, shower room, WC) : 32 m²
- Bedroom 2 with walk-in closet and shower room/WC : 20 m²
- Bedroom 3 with closet and shower room/WC : 23 m²
- Ancillary spaces (corridor, wine cellar, laundry room, dressing room, electrical room) : 30 m²
- Additional areas (garage, pool equipment room, staircase) : 40 m²

Information about risks to which this property is exposed is available...

NOTES