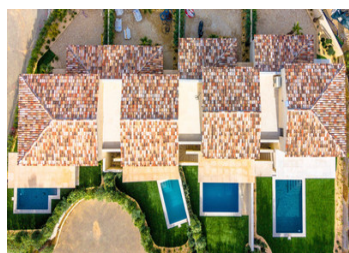


Contemporary recent villa, close to amenities and just minutes from the town center.



INFORMATION

Town:	Sainte-Maxime
Department:	Var
Bed:	3
Bath:	3
Floor:	177 m2
Plot Size:	343 m2

IN BRIEF

Contemporary new villa offering brightness, elegance and high-end amenities: a spacious living room with fireplace, master suite, wellness spaces, wine cellar, landscaped garden and pool. A privileged setting close to amenities and beaches.

ENERGY - DPE

DPE not required.

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

In a peaceful setting, within immediate proximity to amenities and only 3 km from the town center and the beaches, this newly built villa in VEFA, stands out for its contemporary architecture and high-end features.

The entrance opens onto a spacious, light-filled living room with a fireplace, extending seamlessly onto a terrace. The fully equipped open-plan kitchen combines modern design with functionality.

The night area offers three bedrooms, including a master suite with dressing room, private shower room, and WC.

The lower level includes a laundry room, a fitness room, a bunk room with shower room, and a wine cellar. A garage completes this exceptional property. Outside, the beautifully landscaped garden benefits from an automatic irrigation system and features a lovely swimming pool, creating a serene and privileged living environment.

Double glazing, absolute calm, quality materials.

Reduced notary fees.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES