

€ 580 000

**Buying villa**

**6 rooms**

**Surface : 157 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 2545 m<sup>2</sup>**

**Year of construction : 1992**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : Rénové**

**Amenities :**

pool, Chambre de plain-pied, double glazing, Climatisation

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : C**

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

**Fees and charges :**

580 000 € fees included

06/05/2024 - Prix T.T.C



### Villa Saint-Maximin-la-Sainte-Baume

We offer you this beautiful property of 157 m<sup>2</sup>, built in 1992 and completely renovated in 2020, in Saint Maximin La Sainte Baume. Ideally located, set back from the city center, but easy to access, you can enjoy its more than 2,500 m<sup>2</sup> of fully enclosed land, equipped with a masonry swimming pool of 8 mx4 m treated with salt and covered in stone. Bali, the latter's technical room is adjacent to a 20 m<sup>2</sup> garage, fully insulated and equipped with an electric door. The house, raised one level on the ground floor, offers you a living room of more than 40 m<sup>2</sup> (living room and living room), a fully equipped independent kitchen of more than 12 m<sup>2</sup>, with a glass roof opening onto the living room which gives originality and character to this living space. Bright and clear thanks to its cathedral ceiling and its large bay windows, giving access to the continuous terrace of more than 160 m<sup>2</sup>. Two bedrooms, including a master suite of more than 16 m<sup>2</sup> with a bathroom of almost 7 m<sup>2</sup>, are present on one level. A pantry/laundry room as well as a separate toilet complete the layout of this level. On the first floor you will find three bedrooms, 12.5 and 10.5 m<sup>2</sup>, a bathroom and a dressing room. The property is connected to town water and a functional septic tank but no longer up to current standards. The quality joinery, installed by Mac Habitat, has SOMFY roller shutters that can be controlled remotely via an application. The electric gate has a videophone. The kitchen and bathrooms come from MOBALPA. This entire property is clean and maintained.

