



# Agence DE LA BASILIQUE

Fondée en 1993

€ 539 000

**Buying villa**

**5 rooms**

**Surface : 130 m<sup>2</sup>**

**Surface of the land : 1300 m<sup>2</sup>**

**Year of construction : 1999**

**Exposition : Plein sud**

**View : Campagne**

**Inner condition : excellent**

**External condition : Exceptionnel**

**Couverture : tiles**

**Amenities :**

Terrasses carrelées, Moustiquaires,  
Pool, Chambres de plain-pied,  
Double Glazing, Laundry room,  
Automatic gate, Atelier

3 bedroom

1 bathroom

1 WC

1 garage

Fees and charges :

539 000 € fees included

20/05/2024 - Prix T.T.C



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

**MAGNIFICENT SINGLE-STOREY VILLA NEAR THE VILLAGE CENTER** In absolute calm and close to the center, in a sought-after area: Come quickly and discover this superb single-storey villa, perfectly Well maintained and requiring no work. It has 130 m<sup>2</sup> of living space consisting of an entrance, a Huge living space with fitted kitchen opening onto a living room Living room with reversible air conditioning, opening onto a beautiful veranda thanks to pocket windows. On the night side, we discover 3 large bedrooms, a bathroom and toilet. Located on 1300 m<sup>2</sup> of land, we find a large tarmac entrance, two car ports, numerous shelters and rainwater collectors, a chalet-style outbuilding of 14 m<sup>2</sup>, a beautiful summer kitchen opening onto a sheltered terrace a modern pergola as well as a swimming pool with an automatic dome and its technical room. A garage converted into a laundry room and games room provides additional storage... Self-consumption photovoltaic panels and resale of 1800 e/year on average. GREAT SERVICES Ref. : 608V4364M



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