



# Agence DE LA BASILIQUE

Fondée en 1993

€ 482 500

**Buying villa**  
**5 rooms**  
**Surface : 144 m<sup>2</sup>**

**Surface of the land : 4300 m<sup>2</sup>**

**Year of construction : 1987**

**Exposition : Plein sud**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Pool, Cheminée insert, Bedroom on ground floor, Double Glazing, Automatic gate, Calm

4 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

**Fees and charges :**

482 500 € fees included

09/06/2023 - Prix T.T.C



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

SOLE AGENT, SAINT-MAXIMIN-LA-SAINTE-BAUME 83470 In a quiet area and with a breathtaking view of Sainte Baume and Mont Aurelien, come and discover this charming villa, built in 1987 by the current owner, and always well maintained. With approximately 128 m<sup>2</sup> of living space, it includes a beautiful new and modern fitted kitchen, independent but with the possibility of opening the partitions, a living room with insert fireplace and new reversible air conditioning, an entrance, 4 bedrooms, a bathroom, a toilet and a beautiful south-facing veranda as well as a 16 m<sup>2</sup> garage that can be used as a 5th bedroom. The highlight of the show: the land of 4300 m<sup>2</sup>, not overlooked, with a swimming pool dating from 2016 (still guaranteed) and a workshop/pool room below. FAVORITE FOR THE ENVIRONMENT Fees included at the seller's expense Ref. : 608V4233M - Mandat n°318



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