



# Agence DE LA BASILIQUE

Fondée en 1993

€ 449 000

**Buying villa**  
**5 rooms**  
**Surface : 120 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**  
**Surface of the land : 1710 m<sup>2</sup>**  
**Year of construction : 1979**  
**Exposition : Plein sud**  
**View : Jardin**  
**Hot water : Electrique**  
**Inner condition : good**  
**External condition : good**  
**Couverture : tiles**  
**Amenities :**  
Cheminée insert, Bedroom on ground floor, Double Glazing, Calm

4 bedroom  
1 bathroom  
1 shower  
2 WC  
1 garage  
1 parking  
1 cellar

**Energy class (dpe) : D**  
**Emission of greenhouse gases (ges) : A**

**Fees and charges :**  
**449 000 € fees included**



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

**SAINT MAXIMIN LA SAINTE BAUME, 83470 QUIET AND CLOSE TO AMENITIES VILLA WITH HUGE LIVING ROOM** This pleasant villa is located in a quiet and sought-after area, it has a magnificent living room with high ceilings with solar skylights. Very bright room with insert fireplace, a modern and equipped independent kitchen adjoining a garage currently used as a laundry room. A large crawl space where you can stand can be used in the cellar. A large master suite with shower room, toilet and cupboards as well as two bedrooms with a bathroom and a separate toilet and finally, a beautiful mezzanine serving as an office or 4th bedroom. Located on 1700 m<sup>2</sup> of wooded land, Non-compliant pit. Reversible air conditioning in all rooms, new electric panel, recent cumulus... Fees included, payable by the seller Ref. : 608V4341M - Mandat n°384

