

€ 873 600

**Buying villa provençale**

**Surface : 230 m<sup>2</sup>**

**Surface of the living : 39 m<sup>2</sup>**

**Surface of the land : 3206 m<sup>2</sup>**

**Year of construction : 1999**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : Excellent**

**External condition : good**

**Amenities :**

pool, Cheminée, Chambre de plain-pied, double glazing, Automatic Watering, Climatisation, Portail automatique

4 bedroom

3 terraces

1 bathroom

3 showers

3 WC

2 garages

5 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(ges) : A**

**Fees and charges :**

873 600 € fees included



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

**GUARANTEED LOVE AT FIRST SIGHT!!** You will be charmed by this villa, one of a kind... The beautiful volumes, the layout of the rooms as well as the quality of its construction dating from 1999, make this property a rare asset on the market, and close to amenities. Approximately 230 m<sup>2</sup> Carrez and 3,206 m<sup>2</sup> of land arranged as follows: - On the ground floor, a living space of almost 70 m<sup>2</sup> consisting of a dining room with cathedral ceiling, an open-plan kitchen/diner and a circular living room equipped with a custom-made sofa and a warm fireplace insert. Two air-conditioned master suites, one of which is over 40 m<sup>2</sup> including dressing room. A storeroom and a separate toilet with washbasin complete this level. - On the first floor, two air-conditioned master suites with balcony, a circular office of approximately 15 m<sup>2</sup> and a separate toilet with washbasin complete the layout of the home. - Outside, you will enjoy a large swimming pool of 10m x 5m x 1.50m, automatic salt treatment, bordered by a terrace equipped with its summer lounge and three electric blinds, a bowling alley and a barbecue. Several annexes including a double garage of over 29 m<sup>2</sup>, a workshop of almost 10 m<sup>2</sup> and the technical room will allow you to store vehicles and tools in a safe place. The property is connected to town water as well as to a borehole for watering and to a septic tank that meets current standards. Heating is provided by a heat pump with six wall units and underfloor heating. The water is heated by a thermodynamic tank

