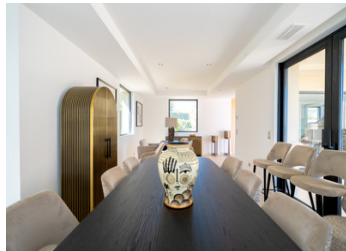


Sainte-Maxime: modern luxury with a sea view



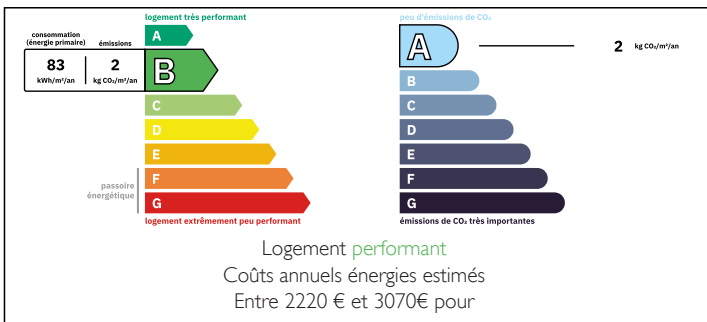
INFORMATION

Town:	Sainte-Maxime
Department:	Var
Bed:	5
Bath:	5
Floor:	353 m2
Plot Size:	3244 m2

IN BRIEF

In Sainte-Maxime, an exceptional contemporary villa offering sea views, bright spacious living areas, four suites, a hammam, gym and infinity pool set within landscaped gardens. A prestigious haven combining elegance and serenity.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Discover this exceptional contemporary villa a true haven of prestige where every detail celebrates a refined Mediterranean lifestyle by the sea.

The spacious, light-filled living area opens onto a sun-soaked terrace and an elegant patio adorned with a fountain, offering the perfect setting to enjoy the stunning sea panorama.

The four suites each feature their own bathroom and dressing room, ensuring absolute comfort. A dormitory, a hammam, a fitness room, and a wine cellar further enhance the appeal of this outstanding property.

Outside, a magnificent heated infinity pool blends seamlessly into a beautifully landscaped garden, creating an atmosphere of serenity and elegance.

Amenities: heated pool, fireplace, ground-floor bedroom, double glazing, automatic irrigation system, laundry room, electric roller shutters.

LOCAL TAXES

Taxe habitation:

EUR

Floor Area Details – Ground Floor

Living room: 60 m²

Kitchen / Dining area/Breakfast area 50 m²

Office: 17 m²

Bedroom 3 / Bathroom / Dressing room: 30 m²

Outdoor areas

Covered terrace 1 : 50 m² - Covered terrace 2 : 40 m²

Floor Area Details – First Floor

Bedroom 1 (Master suite) / Shower room / Dressing room: 50 m²

Bedroom 2 / Shower room / Dressing room: 30 m²

Outdoor area – Rooftop terrace / Solarium/ Terrace: 30 m²

Floor Area Details – Garden Level / Basement

Bedroom 4 / Shower room: 25 m²

Dormitory: 15 m²

Hammam: 7 m²

Gym: 20 m²

Wine cellar / Storage: 9 m²

Laundry room: 10 m²

Garage: 48 m²

Information about risks to which this property is