

Sainte Maxime - Spacious beautifully furnished villa with 180 ° view of the bay of St. Tropez

Price : € 5.450.000



Rooms : 9
Views : Sea, Hills

Bedrooms : 4
Land Area : 1438m²

Bathrooms : 5
Reference ID : 2305 / 464

Sqft : 434 m²

Type : House

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+ 450m² enjoyment in this recently completed villa with beautifully landscaped garden, spacious terraces, hamam, indoor and outdoor swimming pool, double garage, 4 bedrooms with ensuite bathrooms, sportsgym, wine cave and above all luxurious and high-quality finish both inside and outside!

Built in 2016 on approximately 1500 m² of land. Slightly higher so the view is great!

The architect understood correctly; kitchen, dining room, and living room, with terraces on both sides and also the outdoor swimming pool; all on the same level so that you can optimally enjoy the climate on the Côte d'Azur!

Using sleek and maintenance-free materials, both inside and outside, where all the furnishings have been specially designed for this villa and are therefore part of the sale!

Beautiful anthracite aluminum coated frames with 'hiding/pocket' double glazing sliding doors in all rooms with matching automatic shutters, parquet, but also natural stone floors and façade, beautiful marble and mosaic in the bathrooms, hard glass stair walls, a separating wall with shared ethernol fire-place to both the dining- and the living room but also art and designer lighting both inside and outside.

Both pools and the hamam are covered with beautiful mosaic and in terms of technology, good consideration has also been

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given: 'pump a chaleur' ??for the built-in air-conditioning system in all rooms, descaling system for the water, heating pump for both salt-water pools where the indoor pool is situated in an hydro-conditioned environment, the outdoor pool has an overflow system. The hamman is equipped with spots and a wireless music system and the wine cave is also fully climatized In the kitchen you can find every conceivable appliance, most from Miele, and for maintenance both inside and outside an automatic vacuum system, connected to the sewer, which can be used with both water and air.

The format is as follows:

closed gate with driveway to double garage and parking space for several cars at the front of the house.

Entrance, spacious hall with lots of light and sliding doors at the rear to the terrace with beautiful sea views. Wardrobe and spacious guest toilet with marble wall finish. Spacious and light living room with sliding doors to terraces on both the front and the rear. At the frontside a 'bistro-terrace' with water feature and stainless steel fountain, behind the terrace with outside lounge and sea view continuing to the overflow swimming pool (11 x 4), all on the same level.

The hall leads into the dining room with a large fixed cupboard and sliding doors to the kitchen with dining area and separate storage room. Here are also sliding doors to the terraces on both sides; at the front side a secluded area with flowers and plants, at the rear again the sea side with a spacious dining table under the roof-overhang.

The living room has a this great ethereal fireplace in a partly open wall which separates the dining room and the living room. On the other side of the living there is access to the ground floor and access to the master bedroom, with a spacious designed dressing room, a separate office room and the bedroom. Again with sliding doors to the terrace with sea view. The en-suite bathroom has this great marble wall finish, a double sink furniture, stand alone bathtub, and double side walk-in shower.

Staircase leading to ground floor, hallway with access to the double garage (11 x 3.5m), a technical room, laundry room/ buanderie with washing machine and dryer, a large wine cellar and a sports room / possibly cinema room (ca. 45m2). The 3 remaining bedrooms are all situated at the sea side with doors to a private terrace, the garden or the covered patio with an outdoor lounge adjacent to the garden.

The bedrooms are spacious and very tastefully decorated in color and have a matching en-suite bathroom, also with sea view! Furthermore on this floor there is access to the hamam and the indoor swimming pool (7 x 2.5 m) with sliding doors to a private terrace, again with the great sea view, a dressing area, shower and separate toilet.

The gardens are beautiful and maintenance free. All in all a unique "ready-made product" awaiting for its new owner!

Features :

Water softener	Air-conditioning	Central vacuum system	Whirlpool tub
Fireplace	Home automation	Double glazing	Sliding windows
Internet	Furnished	Connected thermostat	Crawl space
Electric shutters	Irrigation sprinkler	Barbecue	Outdoor lighting
Disabled access	Alarm system	Safe	Electric gate
Security door	Swimming pool	Sauna	Spa
Playground			

Area`s:

1 Land	1 Living-room	1 Dining room	1 Kitchen
2 Walk-in closet	1 Study	1 Master bedroom	3 Bedroom
1 Laundry room	1 Cellar	1 Exercise room	1 Hammam
1 Indoor swimming pool	3 Shower room / Lavatory	2 Bathroom / Lavatory	2 Lavatory
7 Terrace	1 Garage		

Nearby:

Shops (1500 metres)	Beach (800 metres)	Town centre (1500 metres)	Train station (10 minutes)
Supermarket (1500 metres)	Sea port (2 km)	Public pool	Golf (750 metres)

Sport center

Airport (60 minutes)

Sea (800 metres)

Highway (15 minutes)

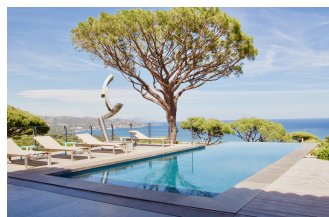
Energy - Conventional consumption Class : B

Energy - Emissions estimate Class : A

Land Value Tax : 5.000 € / year

Energy - Conventional consumption : 64 kWh/m².year

Energy - Emissions estimate : 2 kg éqCO₂/m².year



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