

# Sainte Maxime - Spacious villa with 180° sea view.

Price : € 1.790.000

<b>Rooms :</b> 8	<b>Bedrooms :</b> 5	<b>Bathrooms :</b> 5	<b>Sqft :</b> 200 m <sup>2</sup>	<b>Type :</b> House
<b>Views :</b> Sea	<b>Land Area :</b> 1920m <sup>2</sup>	<b>Reference ID :</b> 2328 / 487		

Detached spacious villa with beautiful 180° sea view in a luxury closed domaine near the sea.

Situated between the village centers of Les Issambres and Sainte Maxime. The villa has 2 individual living units with private entrance but also connected to each other via an indoor lockable staircase. The villa has a total of 5 bedrooms, 4 bathrooms, a double garage and lots of storage space!

There are spacious terraces, partly covered, a large 'overflow' salt-water swimming pool, a beautifully landscaped garden and a private driveway with ample parking.

The format is as follows:

Driveway, parking, double garage with roll-over doors, storage space, indoor stairs to the living unit on the pool level.

Entree lower floor unit: Corridor, living room / sitting room with sliding doors to the terrace around the pool with great views. Passage to the dining room, also with sliding doors to the front terrace, open kitchen with various equipment and breakfast bar. Through the hallway, with washing machine unit and fixed in wardrobes, there is access to the 3 bedrooms, 2 of which are located at the front and both with doors to the terrace at the pool. One bedroom has an en-suite bathroom with shower and toilet. The 3rd bedroom is located at the rear of the villa as well as the second bathroom with shower. There are also 2 individual toilets on this floor and a lockable stairway to the higher living unit.

The higher living unit can also be reached from the outside and has a high beamed ceiling in the living room and in both bedrooms, which gives a feeling of a lot of space.

The layout: Entrance, hall / corridor, spacious living room with fireplace and sliding doors to the partly covered front terrace with again this amazing sea view!

Through the living room one can reach the kitchen with doors at 2 sides to the terrace and a side terrace that runs continuously into the side garden. The kitchen is equipped with various equipment.

Through the corridor another spacious bedrooms, a guest toilet, and a storage room can be reached. The master bedroom has doors to the terrace and an open bathroom with corner bath and washbasin. The second bedroom on this floor has fitted wardrobes and patio doors to the terrace. There is also an individual bathroom with shower, washbasin and a separate toilet. Both the terrace on the upper and lower living units are spacious with plenty of space for outside dining tables, sun beds, lounge sets, outdoor shower, etc. etc.

The infinity pool has a square shape with Roman steps, and from there again this GREAT SEA VIEW.

This is really an ideal location to enjoy the southern French sun!

## Features :

Fireplace	Double glazing	Sliding windows	Internet
Furnished	Electric shutters	Irrigation sprinkler	Barbecue
Outdoor lighting	Safe	Intercom	Electric gate
Swimming pool	Playground		

## Area`s:

1 Garage	2 Living room/dining area	2 Kitchen	5 Bedroom
3 Shower room	1 Shower room / Lavatory	1 Bathroom / Lavatory	3 Lavatory
1 Cellar	1 Land		

**Nearby:**

Bus (800 metres)	Shops (10 minutes)	Beach (700 metres)	Town centre (7 minutes)
Supermarket (1 km)	Sea port (7 minutes)	Public pool	Golf (10 minutes)
Airport (60 minutes)	Sea (600 metres)	Highway (10 minutes)	On main road (600 metres)

**Energy - Conventional consumption Class : C**

**Energy - Emissions estimate Class : B**

**Electricity : 1**

**Land Value Tax : 3.082 € / year**

**Energy - Conventional consumption : 91 kWh/m².year**

**Energy - Emissions estimate : 6 kg éqCO2/m².year**

See more

<https://azurpavillon.com/real-estate/listing/sainte-maxime-spacious-villa-with-180°-sea-view-3160438>