



**399 000 €**

**Villa for sale**

**3 rooms**

**Surface : 75 m²**

**Surface of the living space : 40 m²**

**Surface of the land : 400 m²**

**Exposure : Sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Indoor condition : excellent**

**Outdoor condition : Bon**

**Cover : Tuiles**

**Benefits :**

Chambre de plain-pied, double glazing, calm

2 bedroom

1 terrace

1 bathroom

1 WC

2 parkings

1 cellar

**Energy class (old measure) : C**

**Climate class : A**

Document non contractuel

12/03/2025 - Prix T.T.C



**Villa Saint-Maximin-la-Sainte-Baume ref. 874V231M - mandat n°0825**

Presentation video by copying this link into an internet browser:

[https://www.youtube.com/watch?v=v3GGI\\_1OFuA](https://www.youtube.com/watch?v=v3GGI_1OFuA) or by typing Laurent Lambert Invest Immo 83 on Youtube.

Close to the city center, in a sought-after and quiet area, pleasant single-storey type 3 villa on a beautiful, ideally exposed plot of 400 m².

For your comfort, you will enjoy a 40 m² living room, an open fitted kitchen, two large bedrooms, a separate toilet and a shower room.

The beautiful interior spaces blend perfectly with the land thanks to a beautiful terrace with pergola facing west.

Reversible air conditioning. High-quality services. Garage and parking.

**RARE FOR SALE. GUARANTEED LOVE AT FIRST SIGHT.**

Contact: Laurent LAMBERT 06 37 76 32 95 EI Sales agent 920 635 737R.SAC

**DRAGUIGNAN**

Fees and charges :

**399 000 € fees included**

