

€ 390 000

**Buying apartment**

**4 rooms**

**Surface : 85 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : To renovate**

**Standing : residential**

**Building condition : Ravalement fait**

**Amenities :**

Lift, Double Glazing, Secured residence, Calm, Electric shutters

3 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

**Fees and charges :**

Annual current expenses 3 600 €

Well condominium

390 000 € fees included



### Apartment Sainte-Maxime

Up for sale, in a luxury 4-room residential residence which has had a facelift since its construction in 1970. Perfect alliance between charm and practicality, this apartment has a surface area of 85 m<sup>2</sup>, as well as a terrace of 12 m<sup>2</sup> to enjoy the unobstructed view. It includes 3 bedrooms, a shower room for your comfort, a toilet, a cellar and the significant attraction of a parking space. Located near the center in a quiet area of Sainte-Maxime, the apartment is on the 2nd floor of a 4-story building. Its services include an elevator, double glazing, a secure residence and electric roller shutters. The independent kitchen is equipped, heating and hot water are collective. A refresh of the premises is expected to modernize it to your taste. East-West exposure. A must see. The area near the center of Sainte-Maxime, a seaside resort town on the Côte d'Azur, embodies a perfect amalgamation of Provençal elegance and Mediterranean chic. Dominated by traditional houses and beautiful buildings, this area offers a visual spectacle combining the authenticity of local architecture and the sparkle of the Mediterranean Sea. Its cobbled streets are home to a multitude of shops, restaurants and cafes, offering a lifestyle that is both relaxed and dynamic. Furthermore, its proximity to the port and the beaches contributes to its appeal. The nearby center of Sainte-Maxime is both a place of residence and a place of passage, offering an authentic Provençal experience. Ref. : 299V1624A - Mandat n° 1559/24



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