SAINTE-MAXIME **Price on request**

FOR SALE

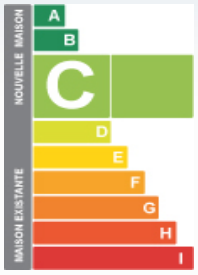
VILLA

+/- 211 m2, 5 bedrooms

Price :
Price on request

Surface :
211 m2

Energetique :



VAR CÔTE D'AZUR

WONDERFUL VILLA !
PROVENÇAL PROPERTY (211 m²) – BUILDABLE PLOT (2,000 m²) – APPROX. 366 m² RESIDUAL BUILDING FOOTPRINT – SWIMMING POOL – 3 INDEPENDENT UNITS. A rare find in the area, this Provençal property (211 m² of living space) is quietly situated in a sought-after residential neighborhood, just a 2-minute walk from the town center , Set on a magnificent, flat, fully fenced, and buildable 2,000 m² plot planted with trees, it offers an exceptional living environment and significant asset potential. The house is currently configured as three independent units, each with its own access and outdoor areas, with the possibility of creating a fourth unit. MAIN RESIDENCE – GROUND FLOOR: 2 large, bright living rooms with fireplaces; 2 kitchens; 2 bedrooms; 2 bathrooms; 2 toilets; spacious ground-level terrace; 2 independent entrances allowing for easy division

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into two separate units. INDEPENDENT UPPER-FLOOR APARTMENT (Fully furnished): Living room with fireplace; separate kitchen; 2 bedrooms; bathroom; separate toilet; large terrace with unobstructed views. INDEPENDENT GARDEN-LEVEL STUDIO (Facing the pool): Equipped kitchen; shower room; toilet; ample storage. Ideal for hosting guests, accommodating a family member, or generating rental income. EXTERIORS AND AMENITIES: The 2,000 m² plot features an 11x5m swimming pool (private/not overlooked); large covered terrace; equipped summer kitchen; pétanque court; wooded garden; garages and storage space (approx. 40 m²); double gate; private borehole + mains water; mains drainage. Amenities: heat pump, solar panels. Energy Rating C – GHG Rating A. SIGNIFICANT BUILDING POTENTIAL. Plot located in the UCa zone of the Le Cannet-des-Maures Local Urban Plan (PLU). The land offers approximately 366 m² of residual buildable footprint—in addition to the existing house, pool, and outbuildings—with the possibility of building up to two levels (ground floor + first floor). This potential allows for various projects: building one or more additional homes, creating rental units, accommodating a multi-generational family setup, or expanding a real estate portfolio. A rare asset that sets this property apart from a standard home, offering a valuable land reserve for the future. LOCATION: Walking distance to the town center, with shops, schools, and services nearby. Quick access to the train station and motorway. Ideally situated to enjoy Provençal villages, the Var region, and the Mediterranean coast. KEY FEATURES: 211 m² of living space • 2,000 m² buildable plot • Approx. 366 m² residual building footprint • 3 independent living units • Potential for a 4th unit • 11 × 5 m swimming pool • 40 m² garages • Solar panels • Heat pump • Private borehole • Mains drainage • Energy Rating C / GHG Rating A • Walking distance to town center • Excellent overall condition.
Direct sale by owner !

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