

675 000 €

For sale house

5 rooms

Surface : 143 m<sup>2</sup>

Surface of the living : 43 m<sup>2</sup>

Surface of the land : 5309 m<sup>2</sup>

Year of construction : 2005

Exposition : Sud

View : Dégagée

Hot water : Thermodynamique

Inner condition : good

External condition : good

Couverture : tiles

Features :

Terrace, Double Glazing, Fibre, Electric shutters, Bedroom on ground floor, Panneaux solaires, Calm, Fireplace

4 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

1 cellar

Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House T25002 Saint-Maximin-la-Sainte-Baume

ARCHITECT-DESIGNED VILLA – BUILT IN 2002 – SWIMMING POOL – FULL TECHNICAL FEATURES – ENCLOSED PLOT – QUIET AREA Your agency La Provençale offers you this Provençal villa, built in 2002 (compliance obtained in 2005), featuring quality construction and particularly comprehensive amenities. The property also benefits from an approved preliminary declaration, a guarantee of compliance and peace of mind for future buyers. The house is fitted with aluminum double-glazed joinery, including electric blinds and mosquito screens, ensuring thermal comfort and everyday convenience. It features an efficient heating system, combining radiant ceiling heating, a wood-burning insert, and a heat pump paired with a 300 L thermodynamic water heater. The technical installations have been regularly maintained and upgraded: - Upgraded electrical panel - Central vacuum system - Water filtration via cartridge - Underground rainwater collection tank In terms of...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A

Estimated annual energy between 730 and 1050 € (reference year 2023)

Document non contractuel - 22/01/2026

