



525 000 €

**Buying maisons**

**6 rooms**

**Surface : 146 m²**

**Surface of the land : 940 m²**

**Year of construction : 2009**

**Inner condition : Très bon**

**External condition : Très bon**

**Couverture : Tuiles**

**5 bedroom**

**2 terraces**

**1 bathroom**

**2 WC**

**6 parkings**



### Maisons 620-158 Saint-Maximin-la-Sainte-Baume

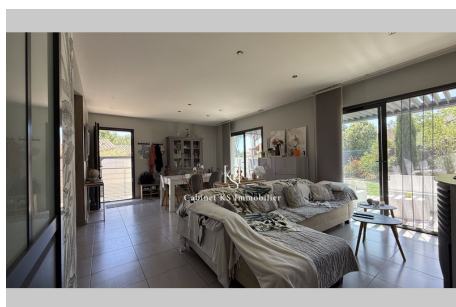
SAINT MAXIMIN, HOUSE AND STUDIO Close to amenities, on nearly 1000 m² of enclosed land, contemporary villa totaling 146 m² of living space including a 35 m² studio. The ground floor features a living area of over 40 m² with a fully equipped kitchen, pantry, 4 bedrooms (11, 9, 10, and 20), a bathroom, and a separate toilet. Upstairs, a 35 m² studio with underfloor heating, completely independent but can (with modifications) connect to the ground floor. HOUSE WITH VERY HIGH-QUALITY FEATURES Reversible air conditioning, pellet stove, bioclimatic pergola, electric gate, 2 separate entrances on the property. Studio rental possible for €650 per month. Ideal for liberal profession. Pool-ready land. Mandate 620-158/ Information on the risks affecting this property is available at [georisques.gouv.fr](http://georisques.gouv.fr)

#### Legal information

525 000 €

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).

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
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Carte professionnelle n°83012023000000013 - RCS 977892017

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