



€ 696 000

**Buying apartment**

**3 rooms**

**Surface : 73 m<sup>2</sup>**

**View :** Citadine

**Hot water :** Collective solaire

**Inner condition :** Excellent

**Amenities :**

Lift, Double Glazing, Secured residence, Proche commerces

2 bedroom

1 terrace

1 bathroom

1 WC

3 parkings

**Fees and charges :**

Annual current expenses 3 120 €

Well condominium

44 lots in the condominium 696 000 € fees included

04/05/2025 - Prix T.T.C



**Apartment Sainte-Maxime**

Nestled on the top floor with elevator of a secure residence in downtown Sainte-Maxime, this magnificent 73 m2 Rooftop apartment offers a unique living experience thanks to its extraordinary 135 m2 terrace. The living space, spacious and bright, decorated in neutral tones for a "cozy" atmosphere, consists of a living room and a fully equipped open kitchen with dining room. The air-conditioned sleeping area includes two comfortable bedrooms with storage, facing North-West. One of them, cleverly furnished by the owners, can accommodate up to four beds. There is also a separate bathroom and toilet. The 135 m2 terrace is a true oasis where Mediterranean species coexist with its palm trees, laurel trees, lemon trees, orange trees, olive trees, and flowers of paradise. Arranged in several distinct areas: outdoor living room, sun loungers and dining area with summer kitchen. This living space is an invitation to relaxation and offers a luxurious alternative to a detached house. It has an ideal setting to enjoy the Mediterranean climate and unobstructed views of the surrounding area. For even greater convenience, the apartment is sold fully furnished, and offers turnkey purchase. The monthly co-ownership charges (around €260) also include cold water and hot water, heated using a solar system, thus ensuring optimal comfort and energy savings. Three private parking spaces complete these exceptional services. Ref. : 639V104A - Mandat n°R282