



SAINTE-MAXIME 83120 FRANCE

**€1,950,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## SAINTE-MAXIME 83120 FRANCE

Nestled within a private and secure estate in one of the most sought-after areas of Sainte-Maxime, this elegant property, renovated in 2020, perfectly combines Mediterranean art de vivre, contemporary comfort, and exceptional investment potential. Set on approximately 1,700 sqm of beautifully landscaped grounds, the main villa of around 170 sqm immediately impresses with its generous volumes and abundant natural light.

**265 m,  
1675 m Plot size,  
Swimming pool**

**€1,950,000**



The spacious reception area, flooded with sunlight through its large south-facing openings, features a warm and inviting living room alongside a fully equipped kitchen with central island, all seamlessly extending onto superb outdoor living spaces designed for relaxation and entertaining. A covered terrace, summer kitchen with wood-fired oven, heated swimming pool, and multiple lounge areas create an elegant and welcoming atmosphere, enhanced by meticulously landscaped gardens where a magnificent plane mulberry tree provides shaded areas ideal for summer gatherings. The ground floor sleeping quarters offer two beautiful suites, including a spacious master suite complete with dressing room, bathroom, and direct access to the terrace and pool area. Upstairs, a mezzanine designed as a study or relaxation area leads to two additional bedrooms sharing a shower room. Designed equally well as a refined family residence or a high-end hospitality venture, the property also features three independent garden-level suites. Each enjoys its own private terrace and jacuzzi, while one additionally benefits from a private garden and its own swimming pool.



This rare configuration offers multiple lifestyle and investment opportunities: a spacious family estate where everyone enjoys complete privacy, an ideal second home for entertaining, or a turnkey investment with attractive rental income generated through an already established and perfectly integrated seasonal rental business. A large double garage, several parking spaces, a borehole system, reversible air conditioning, and electric shutters further enhance the comfort and quality of this impeccably maintained property. Located just 800 metres from the beaches and five minutes from the town centre, this confidential address offers a rare lifestyle combining elegance, tranquillity, and the timeless charm of the French Riviera. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 480 €/yearly



