

Single-Story House in Saint-Maximin-la-Sainte-Baume – 3 Bedrooms + Outbuilding with Bedroom and Shower Room – Garden with Pool

Price : € 513.000



Rooms : 5
Views : Garden

Bedrooms : 4
Land Area : 1620m²

Bathrooms : 3
Reference ID : 1205 / 1205

Sqft : 150 m²

Type : House

Urgent! Significant price reduction – Don't miss out!

Located in Saint-Maximin-la-Sainte-Baume, this bright house offers a peaceful living environment at the foot of the Sainte-Baume mountain, between Aix-en-Provence and Toulon. Due to urgent circumstances, the price has been significantly adjusted, presenting a real opportunity not to be missed! The house benefits from an ideal location, close to schools and shops, yet nestled in a quiet and preserved environment, perfect for family life. The natural surroundings offer a sense of serenity, while still being easily accessible: just 40 minutes by car from the Aix-en-Provence TGV station and less than an hour from the Marseille-Provence and Toulon-Hyères airports.

Renovated in 2006, this south-facing house will charm you with its generous volumes and abundant natural light. The garden, complete with a pool and surrounding terrace, offers a true space for relaxation. The interior of the house has been designed for smooth circulation between rooms, making everyday life comfortable and practical. Some work is required, including replacing the pool liner, bringing the septic tank up to standard, and completing some finishing touches such as door frame mouldings and painting (total estimated cost of repairs: €25,000).

The spacious entrance leads to a large, bright living room with a stone fireplace, creating a warm and inviting atmosphere. This beautiful living space opens onto a dining area and a modern, functional Schmidt kitchen, offering a perfect layout for social gatherings. The house includes three bedrooms, one of which is a master suite with a dressing room and private bathroom. There is also an additional shower room, guest toilets, and a dependence that could be converted into a bedroom with an en-suite shower room and WC. The 1620 m² plot guarantees both privacy and ample outdoor space.

Features: Spacious entrance, 3 bedrooms, including 1 master suite with dressing room and bathroom/WC, bright living room with stone fireplace, open dining room/Schmidt kitchen, shower room, guest toilets, dependence that can be converted into a bedroom with en-suite shower room and WC, 2 annexes, pool, terrace, garden.

Estimated annual costs: between €1030 and €1460/year

Features :

Air-conditioning	Fireplace	Double glazing
Internet	Crawl space	Barbecue
Outdoor lighting	Swimming pool	

Area`s:

1 Entrance	1 Living-room	1 Eat-in kitchen	1 Lavatory
1 Shower room	1 Bedroom	1 Bedroom	1 Bedroom
1 Walk-in closet	1 Bathroom / Lavatory	1 Bedroom	1 Workshop
1 Outbuilding	1 Shower room	1 Land	

Nearby:

Highway (3 minutes)	Bus (2 minutes)	Town centre (3 minutes)	Movies (5 minutes)
Shops (3 minutes)	Day care (5 minutes)	Primary school (3 minutes)	(5 minutes)
TGV station (40 minutes)	Golf (10 minutes)	Doctor (3 minutes)	Public parking (3 minutes)
Sport center (3 minutes)	Supermarket (3 minutes)		

Energy - Conventional consumption Class : C	Energy - Conventional consumption : 136 kWh/m².year
Energy - Emissions estimate Class : A	Energy - Emissions estimate : 4 kg éqCO2/m².year
Land Value Tax : 2.100 € / year	



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