

# Authentic Village House with Terrace, Workshop, and Garage – A Truly Exceptional Home

Price : € 426.000



**Rooms :** 5  
**Views :** Street

**Bedrooms :** 3  
**Reference ID :** 1211 / 1211

**Bathrooms :** 2

**Sqft :** 159.23 m<sup>2</sup>

**Type :** Apartment

Located in the heart of the classified historic center of Saint-Maximin-la-Sainte-Baume, this charming village house has been fully renovated with high-quality materials. Offering a unique living environment, it features three spacious bedrooms, a large living area with a stone fireplace and insert, as well as a fully fitted and equipped kitchen. Perfect for those who appreciate authenticity, it also includes a library and an office, ideal for remote work. For added comfort, a bathroom and a shower room are available. Its workshop, with direct access to the pedestrian street, presents an excellent opportunity for a commercial activity. A garage, which can be converted into a business space, along with a cellar, complete the property. A true highlight, its private Tropezian terrace offers a peaceful outdoor space with no overlooking neighbors. Its old-world charm, with terracotta floors, Rognes stone, and exposed beams, will appeal to lovers of character properties. With its prime location and generous spaces, this house is a fantastic investment opportunity, whether as a primary residence, a business, or a seasonal rental. A rare find on the market!

## Features :

Double glazing

Internet

Fireplace

**SAS astrid segaar immobilier**  
57 Les Rives du Golf – 6610 RD 7 – Le Perrussier  
83520 Roquebrune-sur-Argens, France  
Carte professionnelle : 8303 2018 000 026 682

Tel. +33 (0) 49 8122065  
Port. +33 (0) 6 69 27 29 08  
astrid@azurpavillon.com  
www.azurpavillon.com

IBAN : FR76 1460 7003 8760 1217 2279 814  
BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

#### Area`s:

1 Entrance	1 Laundry room	1 Workshop	1 Cellar
1 Study	1 Living room/dining area	1 Equipped kitchen	1 Bedroom
1 Bathroom / Lavatory	1 Library	1 Terrace	1 Bedroom
1 Bedroom	1 Shower room / Lavatory		

#### Nearby:

Highway	Bus	Town centre	Movies
Shops	Day care	Primary school	Secondary school
	Doctor	Public parking	Supermarket

Energy - Conventional consumption Class : E

Energy - Emissions estimate Class : B

Electricity : 1

Land Value Tax : 1.715 € / year

Energy - Conventional consumption : 232 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 7 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://astridsegaar-realestate.com/listing/authentic-village-house-with-terrace-workshop-and-garage-a-truly-exceptional-home-85712684>