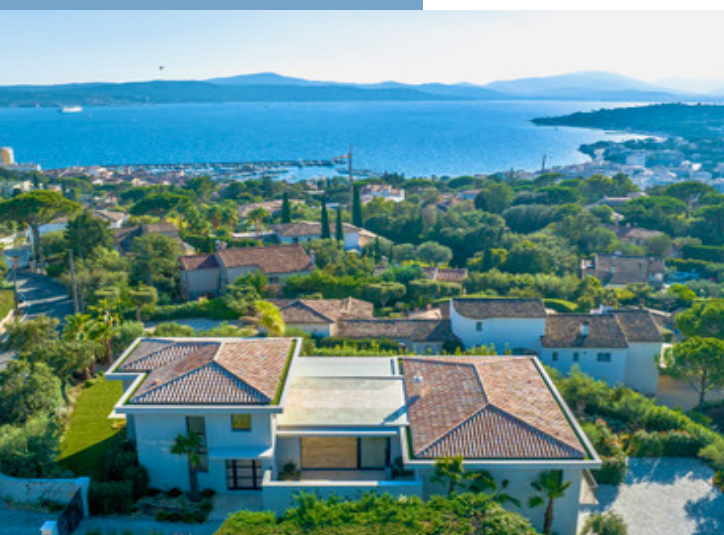




NEW LUXURY VILLA WITH SEA VIEW – PRIME LOCATION IN THE SÉMAPHORE AREA

www.leggettprestige.com

NEW LUXURY VILLA WITH
SEA VIEW – PRIME
LOCATION IN THE
SÉMAPHORE AREA...



PROPERTY FACT FILE

REFERENCE	A42055ERD83
PRICE	€ 5,200,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	350 m ²
LAND	1700 m ²
TOWN	Sainte-Maxime
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Garage, Detached

*Price based on current exchange rate which is subject to change



- Sea view
- Swimming pool
- Hammam
- Fitness room
- Wine cellar

NEW LUXURY VILLA
WITH SEA VIEW – PRIME
LOCATION IN THE
SÉMAPHORE AREA...

Ref : A42055ERD83

New villa in the Sémaphore area with sea views, five suites, a bright living room, patio, pool, hammam, gym and large garage. Premium materials and a peaceful setting. A rare property of exceptional prestige.

DESCRIPTION

Located in the highly sought-after Sémaphore district, this exceptional new-build villa in VEFA, enjoys a magnificent sea view and a peaceful residential setting.

The entrance leads to a spacious, light-filled living area of over 70 sqm, opening onto a terrace with patio and fountain, creating an elegant and inviting living space. The villa offers five suites, each with its own shower room and dressing room, ensuring optimal comfort.

Designed with well-being in mind, the property features a hammam, a fitness room, a wine cellar, and a large garage.

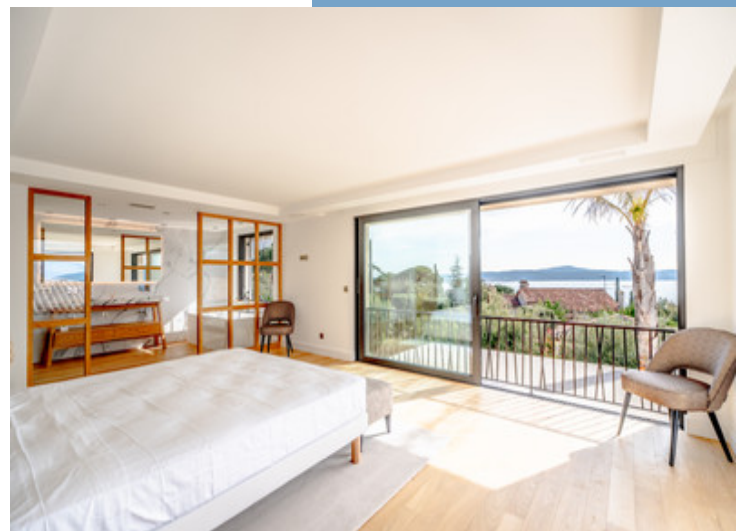
Outside, a beautiful swimming pool is set within a fully landscaped garden, creating a true haven of peace.

A rare property offering high-end features, combining a prime location with an exceptional lifestyle.

Features: swimming pool, ethanol fireplace, ground-floor bedroom, double glazing, automatic irrigation system, utility room, electric roller shutters, quiet surroundings.

A guaranteed favorite – Reduced notary fees.

Designed as a true luxury residence, Villa Bellevue stands out for its noble materials — chestnut wood, Atija stone, travertine and Estremoz marble — enhanced by expansive STADIP glass openings that provide both light and security. The gourmet kitchen with cold room, the landscaped patio with its fountain, and the master suite reminiscent of a private townhouse reflect an exceptional level of sophistication. The wellness area includes a hammam, fitness room and wine cellar, while the Mediterranean garden,...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42055ERD83>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A42055ERD83

ENERGIE-DPE

DPE not required.

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A42055ERD83
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr