COLDWELL BANKER
EUROPA REALTY

Apartment Saint-Raphaël 152 m²



SALE PRICE : 997 500 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

EXCLUSIVITY

50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

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DESCRIPTION

In Saint-Raphaël, within a luxury residential complex built in 2003, discover this remarkable 150 m² flat, situated on the top floor of a six-storey building.

In excellent condition, it captivates from the moment you enter with its generous proportions, abundance of natural light and prime south and south-east facing aspect. Its elevated position offers a pleasant, unobstructed view of the town, set in a sought-after residential area.

The living areas are centred around a spacious living room and a dining room, creating an elegant and welcoming atmosphere. The separate kitchen, which opens onto a loggia, also benefits from plenty of natural light.

A 13 m² terrace provides a pleasant extension to the living areas and serves as a genuine outdoor space from which to enjoy the Mediterranean climate and the unobstructed view.

The sleeping area comprises three spacious bedrooms, including a suite with a walk-in wardrobe and en-suite bathroom. An additional shower room, two toilets and ample storage space round off the layout of this flat, designed for optimal everyday comfort.

Fully air-conditioned, the flat boasts high-quality fittings and is in excellent overall condition.

A garage located on the ground floor of the building completes this property and offers a particularly welcome convenience for everyday life.

A rare find in Saint-Raphaël, combining a top-floor location, a terrace, spacious rooms, plenty of natural light and luxury. An elegant and comfortable flat, ideal both as a main residence and as a holiday home on the Côte d'Azur.

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FEATURES

Property type:	Apartment	Area:	152.67 m²	Elevator:	Oui
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

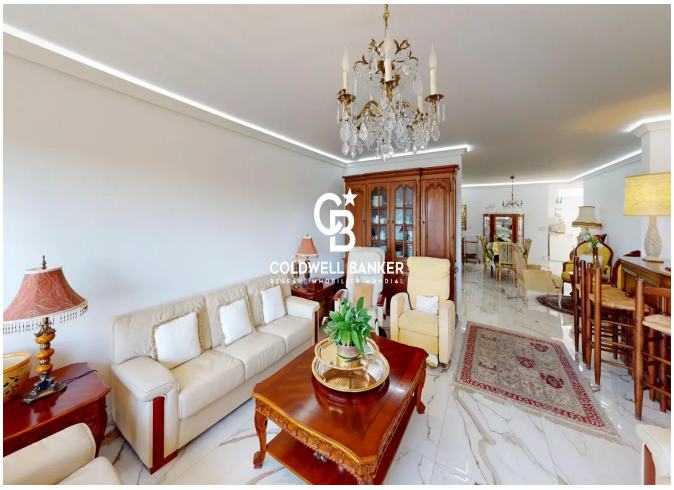
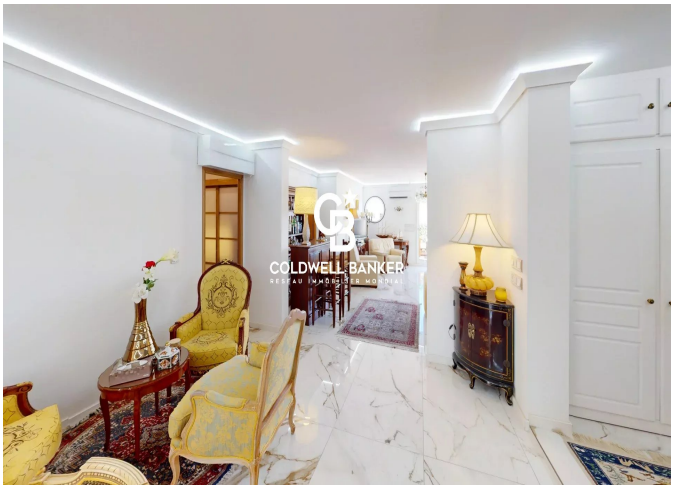
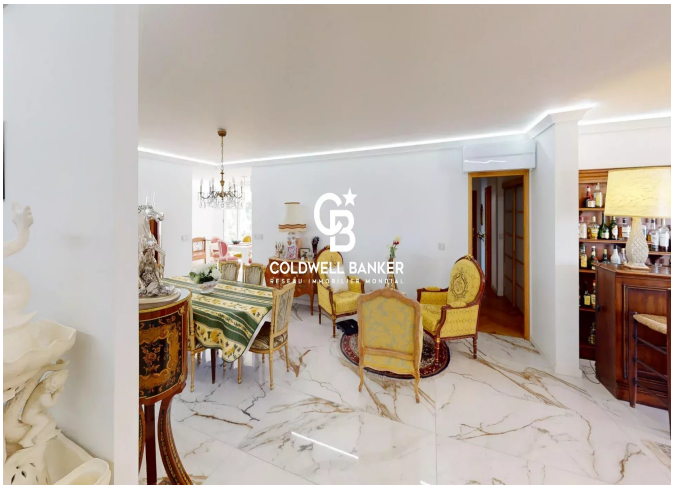
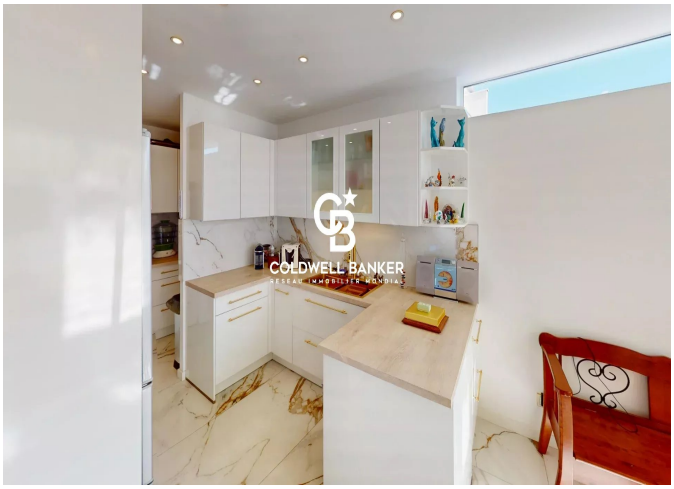
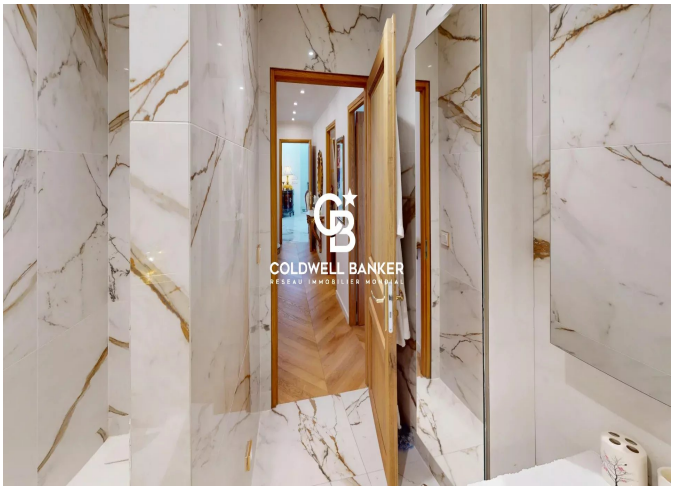
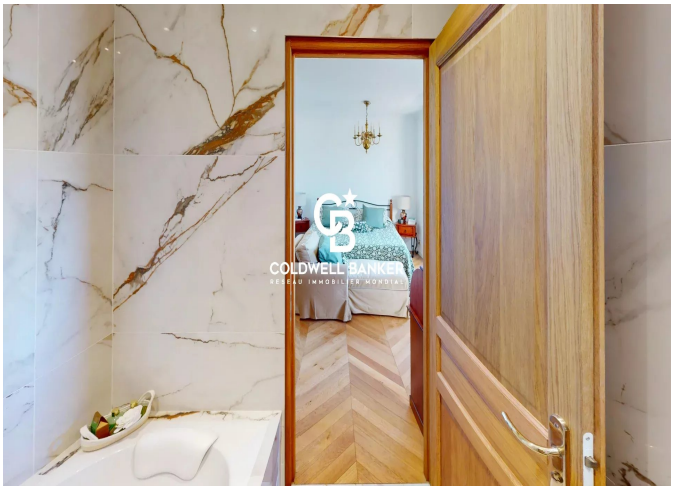
Energy performance diagnosis (EPD): C 62

Greenhouse gas emissions (GHG) index: A 4

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