COLDWELL BANKER
EUROPA REALTY

Apartment Saint-Raphaël 124 m²



SALE PRICE : 1 090 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

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

Mer

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stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Located within a well-maintained residence with concierge service and elevator, this bright 124 m² apartment offers generous living spaces and a highly functional layout.

The living area features a spacious lounge, dining room, and fully equipped kitchen with a separate utility room. All main rooms open onto an impressive 85 m² south-facing terrace, providing the perfect setting to enjoy the Mediterranean lifestyle throughout the year.

The property includes a first bedroom with built-in storage, a bathroom with both bathtub and shower, and a separate guest toilet.

A distinctive feature of this apartment is its independent 35 m² suite, complete with its own kitchen, shower room with WC, office area, and built-in wardrobe. This versatile space is ideal for hosting family and friends, accommodating a teenager, creating a home office, or generating rental income.

There is also the possibility of creating a third bedroom to suit your needs.

Enjoying a pleasant setting and beautiful sea views, the property is completed by two private cellar storage units.

Offering flexibility, comfort, and excellent outdoor living space, this apartment is perfectly suited as a primary residence, a holiday home, or an investment opportunity on the French Riviera.

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FEATURES

Property type:	Apartment	Area:	124.0 m²	Property tax:	€2.00
Number of rooms:	4 rooms	Number of bedrooms:	2 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 138

Greenhouse gas emissions (GHG) index: A 5

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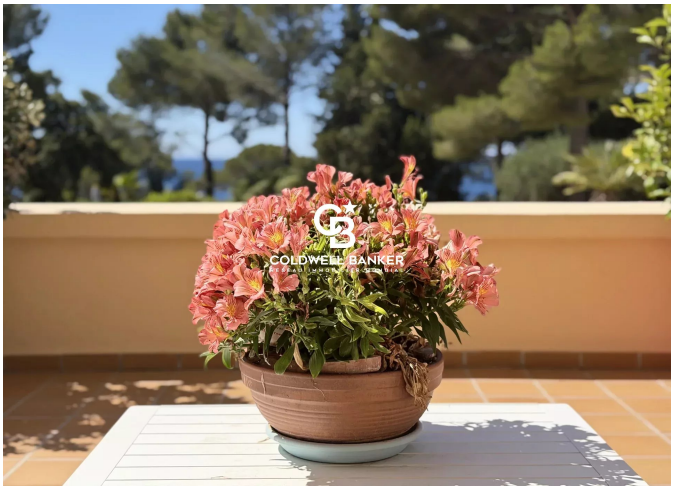

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