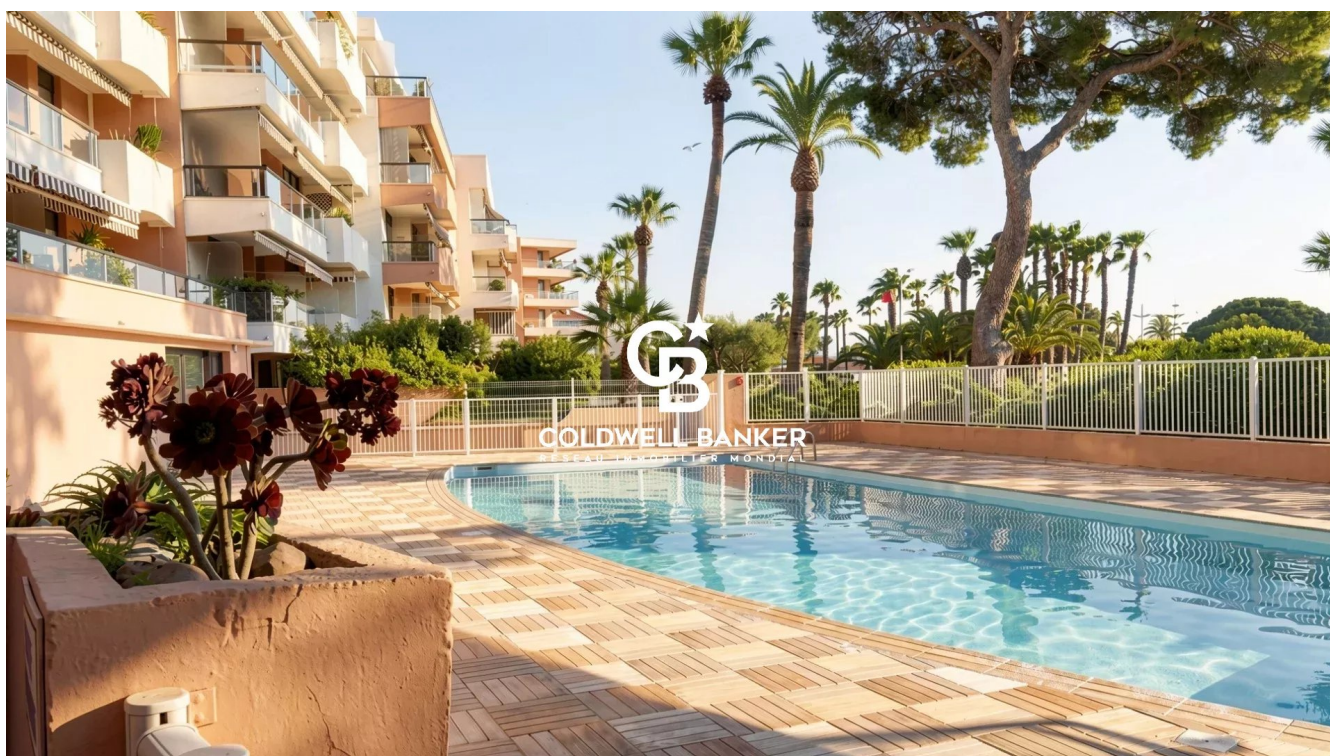


Appartement Saint-Raphaël 48 m²



PRIX DE VENTE : 567 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR

DESCRIPTION

SAINT-RAPHAËL – SEAFRONT APARTMENT – PANORAMIC SEA VIEWS – RESIDENCE WITH SWIMMING POOL

An exceptional location for this superb one-bedroom apartment, fully renovated to a high standard and ideally positioned on the seafront within a secure and prestigious residence featuring a swimming pool, caretaker service, and beautifully landscaped gardens.

Ideally located close to the town center, just a short stroll from shops, restaurants, beaches, and all amenities, this rare property offers a privileged lifestyle where everything is within walking distance.

With approximately 48 sqm of living space, this bright dual-aspect apartment enjoys a desirable south-facing exposure and abundant natural light throughout the day. From the moment you enter, you will appreciate the quality of the renovation and the contemporary finishes.

The living room opens onto a spacious terrace boasting breathtaking panoramic views over the Mediterranean Sea and the Bay of Sainte-Maxime, providing an ever-changing and spectacular backdrop.

The apartment comprises:

- A bright living area opening directly onto the sea-facing terrace;
- A fully fitted open-plan kitchen equipped with premium appliances;
- A comfortable bedroom with bespoke built-in dressing room;
- An elegant shower room with double vanity unit;
- A separate WC with washbasin.

For year-round comfort, the property benefits from reversible air conditioning, double glazing, and high-performance aluminum shutters, achieving an excellent Energy Performance Rating (DPE) of Class B.

The apartment is sold with a cellar.

The residence also offers additional communal parking.

Low service charges (approximately €130 per month), premium finishes, an outstanding seafront location, and the fact that no renovation work is required make this property an ideal primary residence or a luxurious holiday home.

A turnkey property combining elegance, comfort, and spectacular sea views in one of the most sought-after locations in Saint-Raphaël, at Port Santa Lucia.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	48.0 m ²	Ascenseur :	Oui
Nombre de lots :	193	Taxe foncière :	€1.00	NB de pièces :	2 rooms
NB de chambres :	1 bedroom				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 67

Indice d'émission de gaz à effet de serre (GES) : B 10



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