

Appartement Saint-Raphaël 65 m<sup>2</sup>

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PRIX DE VENTE : 495 000 €

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## DESCRIPTION

COLDWELL BANKER Esterel Realty Fréjus presents: in Saint Raphaël, in the highly sought-after Plaines neighbourhood, discover this superb 65m<sup>2</sup> 3-room apartment on the ground floor, located in a fully renovated villa combining charm and modernity.

This rare property offers a privileged living environment, quiet, not overlooked and close to amenities. It comprises a bright living room opening onto a large terrace and private garden, an open-plan kitchen, two spacious bedrooms with storage space and a contemporary shower room each, and a separate toilet. You will enjoy a pleasant landscaped outdoor area, ideal for al fresco dining or relaxing.

The villa has been completely renovated with quality materials and attention to detail, offering all the comforts of a modern property in an elegant setting.

Two private parking spaces in the enclosed and secure property complete this exceptional property. Don't delay, come and view it today! Ideal as a main residence, a pied-à-terre or a high-end rental investment.



## CARACTÉRISTIQUES

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Type de bien :	Appartement	Surface :	65.07 m <sup>2</sup>	NB de pièces :	3 rooms
NB de chambres :	2 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 121

Indice d'émission de gaz à effet de serre (GES) : A 3





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