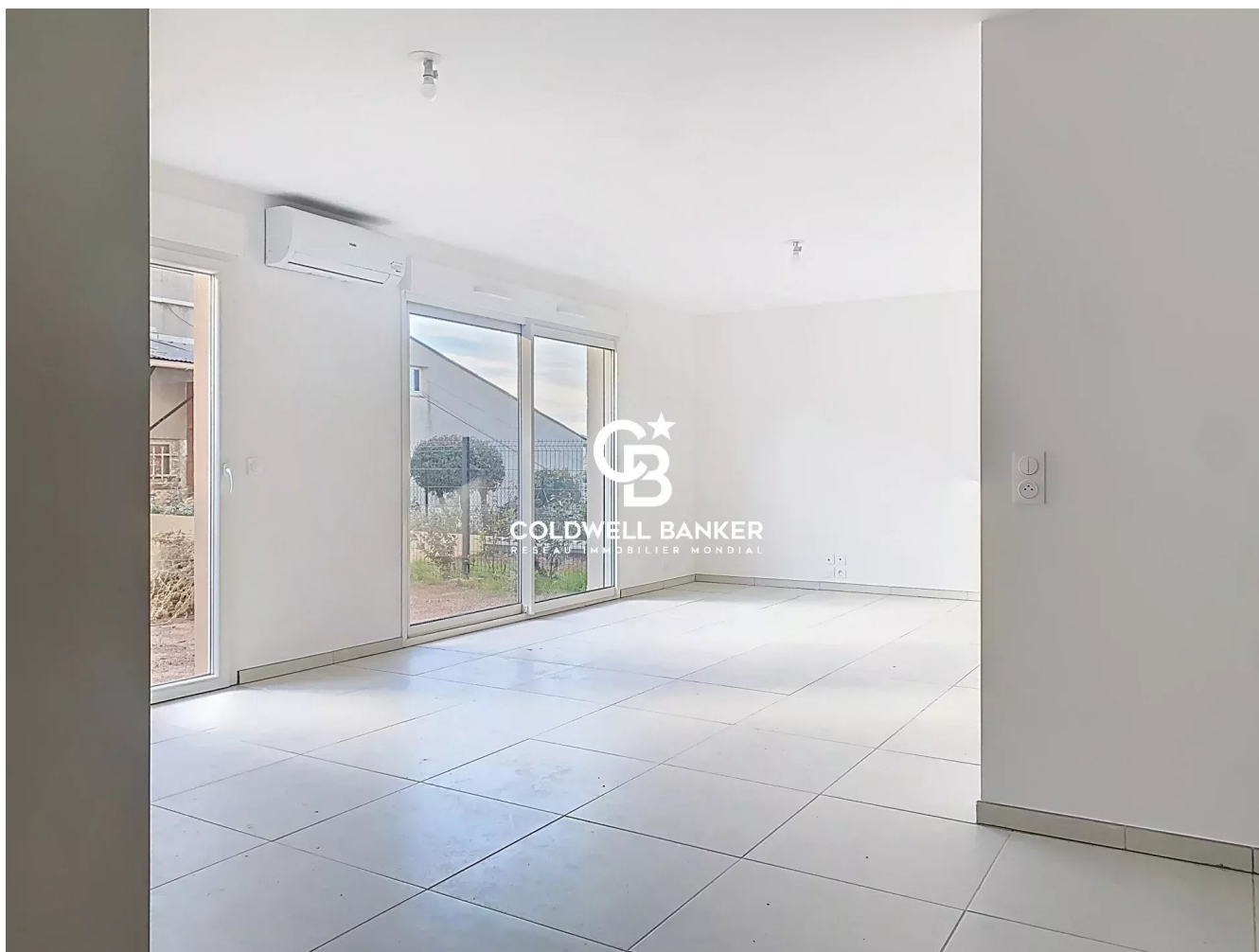


Appartement Saint-Raphaël 76 m²



PRIX DE VENTE : 419 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR

DESCRIPTION

Saint-Raphaël – Exceptional location, just steps from the city center and all amenities

Discover this appartement of only 11 residences, offering a privileged lifestyle in the heart of Saint-Raphaël — perfectly balanced between city, sea, and nature.

This 76 m² garden-level apartment stands out for its spacious layout, natural light, and high-end finishes.

It comprises:

- A generous 39 m² living area with an open-plan kitchen, opening onto a private west-facing garden of 73 m²
- Two bedrooms with built-in wardrobes
- A utility room
- A modern shower room with Italian-style shower, vanity unit, illuminated mirror, and electric towel warmer

For your comfort:

- A private cellar
- One parking space in a secure collective garage

The residence offers enhanced security with intercom, video door system, and a three-point security door lock.

A rare property combining modern comfort and a prime location, just moments from the city center and Saint-Raphaël's beaches.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	76.77 m ²	Ascenseur :	Oui
Nombre de lots :	11	NB de pièces :	3 rooms	NB de chambres :	2 bedrooms

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

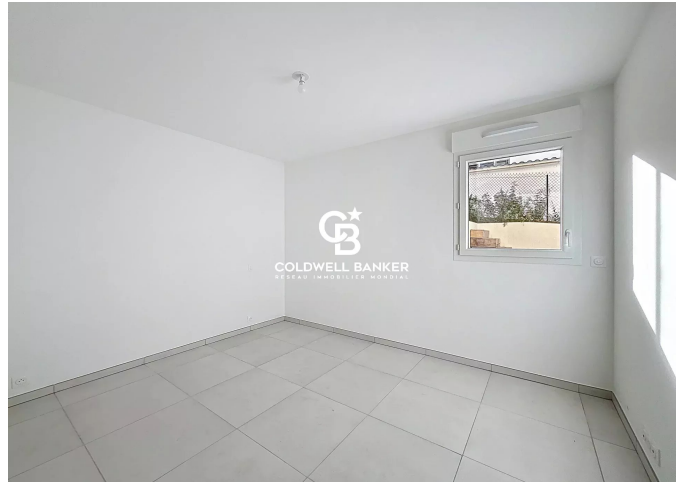
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : Not applicable -1

Indice d'émission de gaz à effet de serre (GES) : Not applicable -1



COLDWELL BANKER
EUROPA REALTY



44 Avenue du Général Leclerc
France, 83700, Saint-Raphaël



TÉL : +33494193440
esterelrealty.saintraphael@coldwellb

