COLDWELL BANKER
EUROPA REALTY

House Roquefort-les-Pins 600 m²



SALE PRICE : 6 300 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR

EXCLUSIVITY

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

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DESCRIPTION

An Icon of Refinement in the Heart of the French Riviera

Set within a preserved green enclave, this exceptional residence of approximately 600 sqm embodies a fully realized vision of luxury living on the Côte d'Azur.
Every architectural and decorative detail reflects a rare art of living: lacquered cherrywood doors, immaculate marble floors, sculpted cornices, carefully curated wallpapers, and crystal chandeliers that elevate the volumes with elegance and gravitas.

- Beyond a majestic wrought-iron entrance gate, the ground floor unfolds the hallmarks of grand residences: an expansive reception hall, an elegant guest boudoir, a beautifully staged dining room, and a warm reception lounge centered around a stone fireplace.

A marble staircase with wrought-iron balustrade, enhanced by a crystal chandelier, lends the property a striking architectural presence.

Two private suites, an opulently appointed private lounge, and an additional reception salon reflect a distinctive aesthetic vision inspired by the owner's London creative heritage, giving rise to a refined and singular residential universe.

- Upstairs, the 140 sqm Master Suite, conceived as a true private apartment, features a grand bedroom, a high-end bathroom, bespoke dressing room, library, and an elegant private sitting room.

A dedicated wellness and leisure area completes this level, incorporating a fitness room, sauna, and games room.
Two additional suites, opening onto terraces or balconies, offer comfort, privacy, and open views over the surrounding natural landscape.

Designed for refined entertaining with seamless circulation and discretion, the property offers multiple reception lounges. Two independent kitchens, each integrating interior bars, meet the highest standards of luxury residential living and private entertaining.

- Outdoors, the landscaped grounds of approximately 3,750 sqm provide an exceptional setting for relaxation and conviviality.
A spacious patio structures the flow of outdoor living, while a tennis court with shower facilities, an infinity pool combining fresh and salt water, and landscaped gardens blending rock features, multiple terraces, and formal French gardens deliver a balanced and refined outdoor experience.

- A staff apartment, parking facilities, and a carport complete the amenities.
Fully secured with interior and exterior alarm systems, and equipped with centralized air conditioning and heating, the estate combines discretion, comfort, and modern efficiency.

Ideally located just minutes from Cannes, Monaco, and Nice International Airport, this confidential address embodies a rare lifestyle, reserved for Ultra High Net Worth individuals seeking privacy, prestige, and a strategic position at the heart of the Riviera.

Off-Market Property – Ultra High Net Worth | International
Available upon request: Presentation brochures – Location – Distance reports

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FEATURES

Property type:	House	Area:	600.0 m²	Number of rooms:	16 rooms
Number of bedrooms:	6 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 119

Greenhouse gas emissions (GHG) index: A 3

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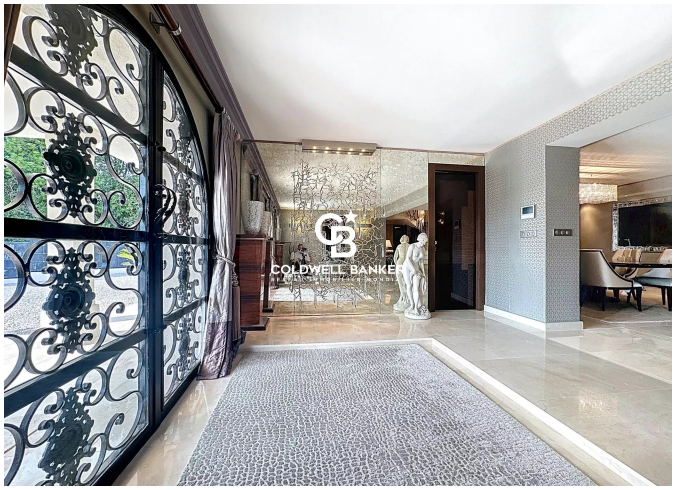

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