COLDWELL BANKER
EUROPA REALTY

House Fayence 209 m²



SALE PRICE : 749 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR

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

PHONE : +33494193440
esterelrealty.saintraphael@coldwellb

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Nestled in the heart of a preserved natural environment enjoying absolute peace and quiet, discover this magnificent property set on a superb flat plot of 5,000 m² (approx. 1.2 acres). An exceptional living environment where space, serenity, and nature blend seamlessly, all just a few minutes from the shops, schools, and amenities of Fayence.

This estate features a complete living unit offering approximately 200 m² of living space, comprising a main residence and a self-contained guest house.

Main House (approx. 150 m²)
Bright and welcoming, it impresses from the entrance with its generous proportions and high ceilings.

Ground Floor:

Welcoming entrance hall with a guest toilet.

A spacious double living room bathed in natural light, featuring a magnificent fireplace.

A separate, fully fitted and equipped kitchen.

A functional laundry room.

First Floor:

Three comfortable bedrooms.

A family bathroom and a separate toilet.

Independent Guest House (approx. 50 m²)
A major asset to the property, this second residence—to be refreshed to your taste—offers complete autonomy:

Living room with a fireplace insert, separate kitchen, one bedroom, shower room, and toilet.

Versatile potential: ideal for welcoming family and friends, operating a holiday rental/gîte business, or setting up a home office/professional space.

Grounds & Equestrian Features
A lovely 95 m² covered terrace promises wonderful outdoor dining and relaxing moments. The fully usable 5,000 m² grounds offer a true haven of peace:

Leisure Area: A lovely swimming pool seamlessly integrated into the surrounding greenery.

Equestrian Facilities: Two open stalls, a tack room, hay storage shelter, and grooming/tie-up areas.

Option to utilize the adjacent 6,000 m² plot for horses.

Direct access to forest trails for horseback riding, hiking, or mountain biking.

Outbuildings: A double garage (approx. 45 m²) and ample parking spaces.

A rare property on the Fayence area market. Perfect for a family residence, an equestrian passion project, or a green tourism/hospitality business.

Price: €749,000 (Agency fees included)

JULIE CHIAPPETTA
Prestige Real Estate Consultant Global Luxury Brand Specialist

COLDWELL BANKER | FRANCE – MONACO

M +33 (0)6 36 57 15 28
E julie.chiappetta@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	209.01 m²	Number of rooms:	7 rooms
Number of bedrooms:	3 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 149

Greenhouse gas emissions (GHG) index: A 5

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

PHONE : +33494193440
esterelrealty.saintraphael@coldwellb

COLDWELL BANKER
EUROPA REALTY













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

PHONE : +33494193440
esterelrealty.saintraphael@coldwellb