COLDWELL BANKER
EUROPA REALTY

House Fayence 287 m²



SALE PRICE : 1 699 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR

EXCLUSIVITY

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

PHONE : +33494193440
esterelrealty.saintraphael@coldwellb

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

EXCLUSIVE LISTING – FAYENCE (83440)

Nestled in the heart of a sought-after and preserved residential area, this elegant contemporary Provençal-style villa (built in 2010) offers an exceptional living environment, combining privacy, modern comfort, and high-end finishes. Set within a magnificent, fully enclosed, and landscaped 5,050 sqm park, the property enjoys complete privacy with no overlooked views and absolute tranquility.

GROUND FLOOR LIVING SPACES
Reception: A sumptuous 70 sqm light-filled living room featuring a traditional fireplace, opening directly onto the terraces and the pool area.

Kitchen: A fully equipped independent kitchen of 17 sqm with an adjoining 10 sqm scullery/utility room, opening onto a covered terrace ideal for outdoor dining.

Bedroom & Leisure Space: A 14.5 sqm bedroom with its own ensuite bathroom/shower (6.7 sqm), an independent 9 sqm office, and a dedicated 21 sqm home gym.

FIRST FLOOR NIGHT AREA
Master Suite: An exceptional master suite comprising an 18 sqm bedroom, an 8 sqm bathroom with a whirlpool tub, and a 6.5 sqm custom walk-in closet.

Guest Suites: Two beautiful bedrooms (16 sqm and 16.5 sqm), each featuring its own private shower room (7.3 sqm) and a private 12 sqm terrace.

Mezzanine Space: A versatile 23.5 sqm open space suitable for an office or reading lounge, complemented by a 4.5 sqm balcony.

OUTDOORS & DEPENDENCIES
Garden & Grounds: Fully enclosed 5,050 sqm park, beautifully planted with olive trees and fruit trees, enhanced by flower beds, several fountains, and an automatic irrigation system.

Pool Area: Superb free-form overflow/infinity pool with a natural stone pool house/technical room.

Annexes & Parking: Extensive granite cobblestone terraces and driveway, double carport, 30 sqm basement cellar, crawl space, and a 38 sqm double garage (already fitted with water inlet and drainage, ideal for conversion into an independent studio).

HIGH-END TECHNICAL FEATURES
Ducted air conditioning and water softener.

Aluminum electric shutters and wrought-iron electric gate.

Septic tank being refurbished for the sale (guaranteed compliance).

No work required.

Rental Potential: High profitability for luxury seasonal rentals (accommodates 10 to 12 guests, excellent hospitality features).

FINANCIALS & POTENTIAL
Asking Price (agency fees included): €1,699,000

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:	287.0 m²	Property tax:	€4.00
Number of rooms:	9 rooms	Number of bedrooms:	4 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

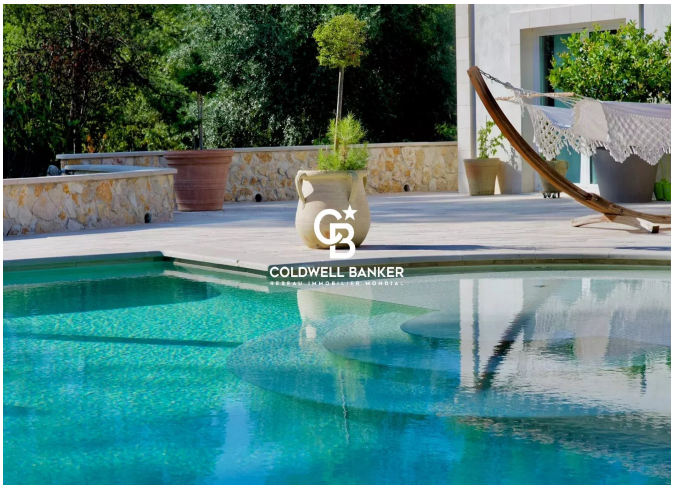
Energy performance diagnosis (EPD): B 78

Greenhouse gas emissions (GHG) index: A 2

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