COLDWELL BANKER
EUROPA REALTY

House Fréjus 245 m²



SALE PRICE : 1 980 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR

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

PHONE : +33494193440
esterelrealty.saintraphael@coldwellb

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Elegance and serenity define this contemporary neo-Provencal villa of 345 m² (245 m² living space) located in a residential area on a plot of over 2000 m². With 8 bright rooms offering a 360° panoramic view from the bay of Saint-Raphaël to the Gulf of St Tropez, and direct access to the Massif des Maures, the property is surrounded by diverse vegetation and magnificent trees.

The villa features high-quality materials and top-of-the-line equipment: heat pump, double central vacuum system, double glazing, electric gate, outdoor lighting, and rolling shutters.

On the ground floor, the living and dining rooms, along with the kitchen and lounge, open onto a 60 m² solarium terrace with views of the Mediterranean. A bedroom with a view of the pool, a bathroom, and a toilet complete this level. A large 20 m² covered terrace offers additional relaxation space.

Upstairs, the master suite and two bedrooms with a bathroom, toilets, and a Tropezian balcony offer a stunning view of the coastline.

The 120 m² garden level is designed for entertaining, with a kitchen, bathroom, and sliding closets that increase the space by up to 30 m². A laundry room, cellar, and workshop complete this area.

Outside, a landscaped park, a beautiful pool, ample parking, a pétanque court, and a storeroom complete the ensemble.

This charming bastide offers a peaceful living environment with breathtaking views of the sea and mountains.

Valérie Masson
+33 (0)6 46 44 54 11
valerie.masson@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	245.0 m²	Property tax:	€3.00
Number of rooms:	8 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): C 131

Greenhouse gas emissions (GHG) index: A 4

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

PHONE : +33494193440
esterelrealty.saintraphael@coldwellb

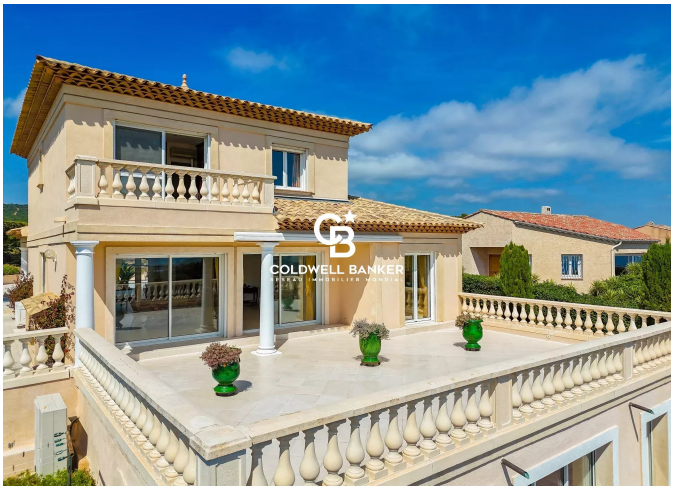
COLDWELL BANKER
EUROPA REALTY













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

PHONE : +33494193440
esterelrealty.saintraphael@coldwellb