COLDWELL BANKER
EUROPA REALTY

House Fréjus 156 m²



SALE PRICE : 1 334 000 €

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 a peaceful and highly sought-after setting, this outstanding contemporary California-style villa offers 172.19 m² of beautifully designed living space on a 710 m² plot, built in 2020.

Ideally positioned at the end of a quiet residential street and bordering a protected natural area, the property enjoys a truly unique location where no future development can compromise its privacy or surroundings. A rare haven of peace, just five minutes from the beaches, the heart of Saint-Aygulf and all local amenities.

From the moment you step inside, the villa impresses with its refined contemporary architecture, generous proportions and exceptional natural light. Expansive floor-to-ceiling windows seamlessly connect the interior with the outdoor living spaces, opening onto spacious terraces and a west-facing swimming pool, perfectly positioned to enjoy the afternoon sun and spectacular sunsets.

Designed with both comfort and functionality in mind, the villa features:

an impressive 56 m² open-plan living and dining area with a fully equipped contemporary kitchen;
three spacious bedrooms, including a luxurious primary suite with its own en-suite shower room;
a home office that can easily serve as a fourth bedroom;
two shower rooms;
a walk-in dressing room;
generous storage throughout;
a fully finished lower level featuring a wine cellar, hammam, shower room and changing area;
a 35.65 m² enclosed garage together with several additional private parking spaces.

Built to an exceptional standard, the property offers a comprehensive range of premium features, including:

- aluminium double-glazed windows
- excellent thermal insulation
- 300-litre thermodynamic water heater
- fibre-optic internet
- electric entrance gate
- automatic irrigation system
- photovoltaic solar panels

- swimming pool

- Energy Rating: A | Climate Rating: A

Every detail has been carefully considered to provide outstanding comfort while ensuring excellent energy efficiency.

The villa is presented in immaculate, move-in-ready condition, with absolutely no work required. For added convenience, the owners are willing to include the majority of the furniture and appliances, allowing the future owners to settle in immediately.

Properties of this calibre rarely become available. Combining contemporary architecture, premium finishes, exceptional energy performance, a protected natural setting and close proximity to the Mediterranean coastline, this villa represents a unique opportunity on the French Riviera.

An exceptional residence for discerning buyers seeking elegance, privacy and an outstanding lifestyle in one of the Côte d'Azur's most desirable locations.

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

PHONE : +33494193440
esterelrealty.saintraphael@coldwellb

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	156.47 m²	Property tax:	€3.00
Number of rooms:	5 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): A 23

Greenhouse gas emissions (GHG) index: A 1

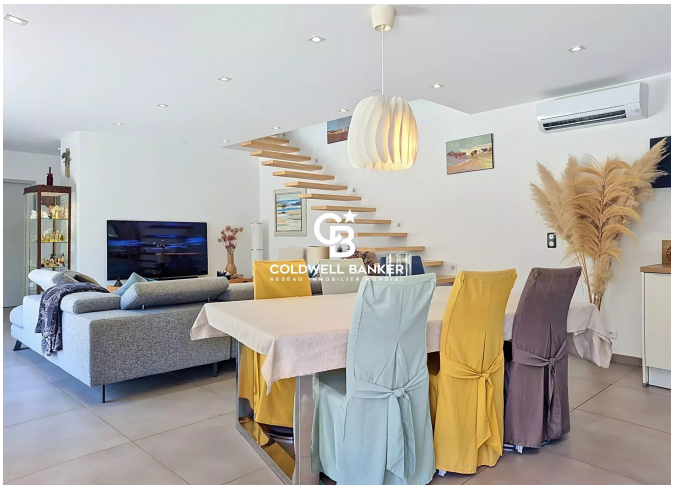
44 Avenue du Général Leclerc
France, 83700, Saint-Raphaël

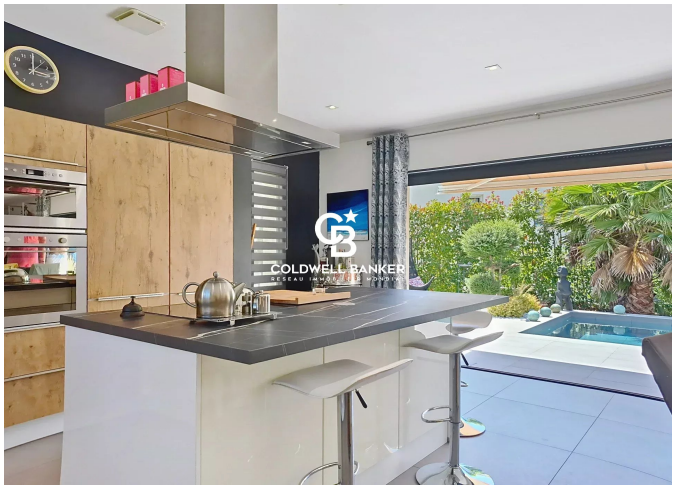
PHONE : +33494193440
esterelrealty.saintraphael@coldwellb

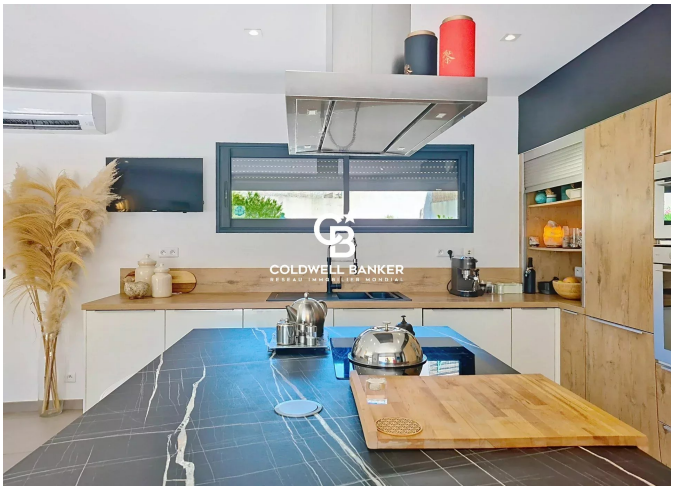
COLDWELL BANKER
EUROPA REALTY













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

PHONE : +33494193440
esterelrealty.saintraphael@coldwellb