COLDWELL BANKER
EUROPA REALTY

House Fréjus 313 m²



SALE PRICE : 2 650 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR

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

PHONE : +33494193440
esterelrealty.saintraphael@coldwellb

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DESCRIPTION

At the heart of the highly sought area, this exceptional property redefines the standards of luxury real estate on the French Riviera.

Fully renovated in 2026 to the highest contemporary standards, this discreet estate enjoys an almost unparalleled privilege: a 1,900 m² perfectly flat plot with uninterrupted panoramic sea views. In a region where exceptional properties are typically built on steep hillsides, this unique configuration offers outstanding comfort, effortless accessibility, and remarkable long-term investment value.

Elegant & Flexible Architecture – 313 m² of Living Space

Designed as a true Mediterranean compound, the property offers 313 m² of living space divided into three independent residences, providing exceptional flexibility of use.

Main Villa: A spacious, light-filled residence opening onto the Mediterranean through expansive floor-to-ceiling windows.
Independent Two-Bedroom Apartment: Finished to the highest standards, offering luxurious accommodation for family and guests.
Premium Studio: A fully self-contained space, ideal for staff accommodation, hosting guests, or generating high-end rental income.

Altogether, the property offers up to eight bedrooms, plus a dedicated office, perfectly suited to discerning buyers seeking space, privacy, and versatility.

Outstanding Features

Every detail has been carefully designed to deliver an exclusive lifestyle:

Heated 14 x 7 metre swimming pool with submerged automatic cover.
Beautifully landscaped Mediterranean gardens.
Fully secured estate with three independent entrances and comprehensive CCTV surveillance.
80 m² garage accommodating up to three vehicles.
Private parking for approximately ten additional cars.
A Rare Investment Opportunity

Beyond its exceptional residential appeal, this estate represents a first-class investment asset.

Its modular layout offers outstanding flexibility, allowing the independent living spaces to generate premium rental income while preserving the complete privacy of the main residence. This configuration has the potential to offset a significant portion of the property's operating costs, making it both an exceptional home and a highly attractive investment.

Combining rare land, permanent panoramic sea views, a perfectly flat plot, and contemporary luxury finishes, this property represents a unique opportunity to acquire a truly exceptional estate—one destined to be enjoyed for generations and to remain among the French Riviera's most coveted addresses.

Additional Advantage

The property is owned through a French SCI (Société Civile Immobilière), allowing acquisition with reduced notary fees of less than 4%, subject to the applicable structure of the transaction.

Vanessa SOARES – Williams AUREILLE

Prestige Real Estate Consultants
Global Luxury Brand Specialists

Esterel Realty Coldwell Banker – Coldwell Banker Europe

Vanessa Soares
+33 (0)6 72 85 21 09
vanessa.soares@coldwellbanker.fr

Williams Aureille
+33 (0)6 82 82 25 39
williams.aureille@coldwellbanker.fr

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FEATURES

Property type:	House	Area:	313.0 m²	Number of rooms:	11 rooms
Number of bedrooms:	8 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 100

Greenhouse gas emissions (GHG) index: A 3

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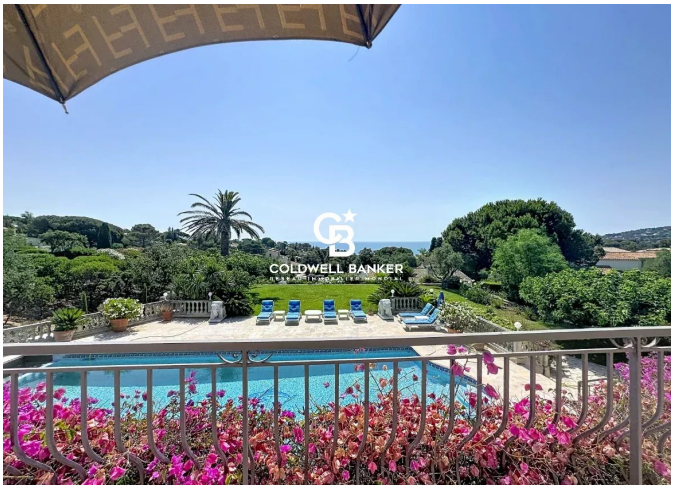

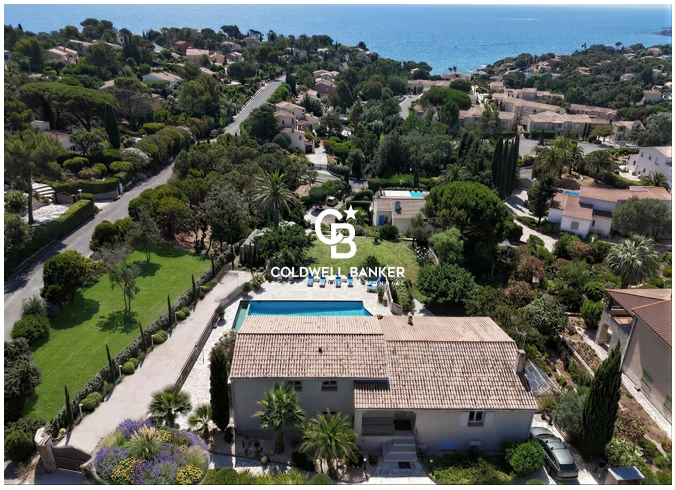

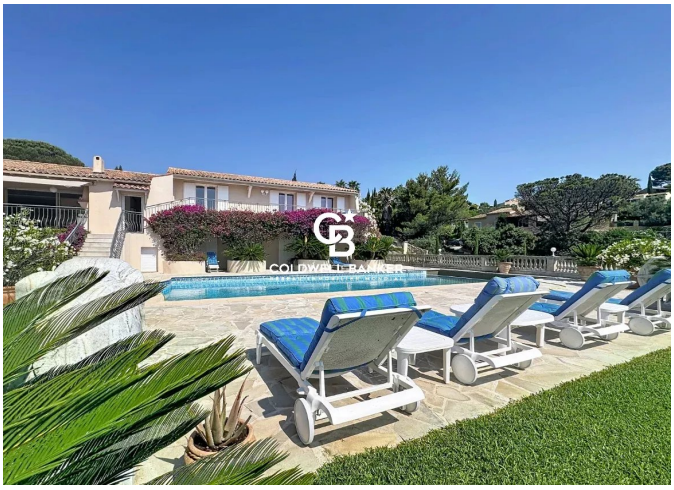







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