COLDWELL BANKER
EUROPA REALTY

House Fréjus 220 m²



SALE PRICE : 1 195 000 €

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 at the end of a peaceful residential cul-de-sac, this elegant Mediterranean residence offers approximately 220 sqm of refined living space on beautifully landscaped 1,200 sqm grounds, combining privacy, natural beauty and effortless indoor-outdoor living.

Flooded with natural light, the main reception area features impressive high ceilings and expansive pocket sliding glass doors opening onto three different terraces, allowing you to enjoy every moment of the day—from breakfast in the morning sun to evenings overlooking the landscaped gardens and swimming pool.

The mature Mediterranean garden, planted with palms, cypress and pine trees, creates a wonderfully private setting around the impressive 10 × 5 metre saltwater swimming pool.

The main house offers a spacious primary suite with dressing room and en-suite bathroom, a separate fully equipped kitchen overlooking the surrounding hills, a home office that can easily serve as an additional bedroom, and two upstairs bedrooms, each opening onto its own private balcony. One bedroom enjoys lovely distant views towards the Mediterranean Sea and the evening lights of Saint-Raphaël.

A fully self-contained guest apartment with its own private entrance includes a living room, equipped kitchen, bedroom and bathroom, making it ideal for extended family, guests, a home office or holiday rental.

Additional features include air conditioning, fibre-optic internet, automatic entrance gate, generous private parking, a technical pool room and a charming detached garden pavilion that could easily become an artist's studio, workshop or wellness space.

Only minutes from the beaches, Saint-Aygulf village and the protected Étangs de Villepey Nature Reserve, this is a rare opportunity to enjoy the relaxed elegance of the French Riviera in complete privacy.

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

PHONE : +33494193440
esterelrealty.saintraphael@coldwellb

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	220.0 m²	Property tax:	€3.00
Number of rooms:	7 rooms	Number of bedrooms:	5 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 137

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

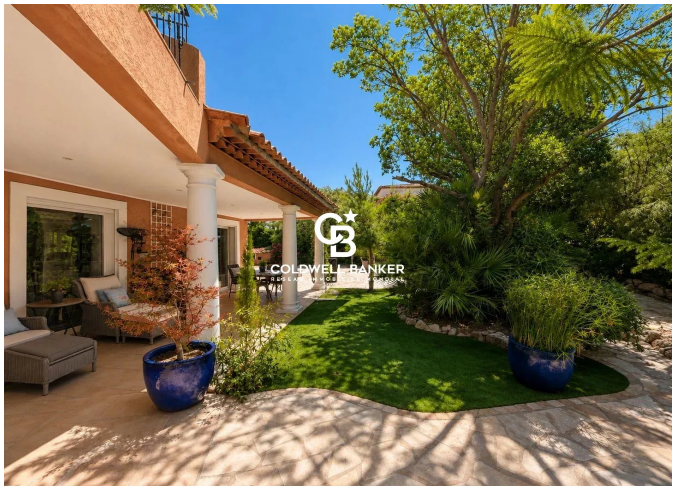












44 Avenue du Général Leclerc
France, 83700, Saint-Raphaël

PHONE : +33494193440
esterelrealty.saintraphael@coldwellb