COLDWELL BANKER
EUROPA REALTY

House La Motte 190 m²



SALE PRICE : 1 500 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR

EXCLUSIVITY

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

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DESCRIPTION

A remarkable residence blending architectural nobility with a premier golf-side lifestyle. A rare acquisition opportunity structured as an off-plan purchase under a true VEFA (Vente en l'État Futur d'Achèvement).

Set within the private area of Le Mitan, immediately adjacent to the iconic Golf de Saint-Endréol, stands a newly built property of absolute refinement.

Designed for a discerning clientele, this residence embodies the perfect balance between the timeless elegance of Provençal architecture and the excellence of contemporary amenities.

Built in compliance with the strictest environmental standards, the bastide offers generous, light-filled volumes.

•. Interior Harmony: The living spaces showcase exquisite mineral finishes, featuring natural travertine flooring with encompassing underfloor heating, while the kitchen is set beneath the refined character of a traditional French ceiling (plafond à la française).

•. Refined Details: The living area unfolds elegantly around a flush-set fireplace, complemented by the lightness of a custom-crafted stone and architectural ironwork staircase.
A secure bastide equipped with reversible ducted air conditioning and high-end home automation.

•. Accommodations: The ground floor hosts a sumptuous master suite with a private en-suite shower room, while the upper floor features three refined bedrooms with parquet flooring and travertine shower rooms, alongside an intimate, cozy lounge that seamlessly connects the various suites.

•. Exteriors & Grounds: Conceived as a tranquil outdoor living space, the property features a heated swimming pool with a jacuzzi area and travertine copings, an equipped poolhouse for entertaining, and a landscaped garden adorned with olive trees, cypresses, and a traditional pétanque court.

•. Investment Security: An acquisition combining asset protection and financial optimization, benefiting from reduced notary fees (~2.5%).

Fully protected by a comprehensive legal framework (Decennial, Biennial, and Perfect Completion Guarantees, plus Structural Damage Insurance).

A project guaranteeing rigorous project management, RE 2020 compliance, and the option for bespoke interior design support for an absolute turnkey solution.

Just steps from the lush greens of Saint-Endréol, this residence offers—starting in the third quarter of 2027—the promise of total sensory immersion: the gentleness of a privileged climate, the warmth of authentic materials, and the sanctuary of a timeless retreat.

Non-contractual computer-generated imagery produced by a specialized studio.

Customization options & modifications available

Delivery: Q3 2027.

Contact Memorandum

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FEATURES

Property type:	House	Area:	190.0 m²	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): Not applicable -1

Greenhouse gas emissions (GHG) index: Not applicable -1

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