COLDWELL BANKER
EUROPA REALTY

House Saint-Raphaël 266 m²



SALE PRICE : 1 990 000 €

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EXCLUSIVITY

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

PHONE : +33494193440
esterelrealty.saintraphael@coldwellb

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DESCRIPTION

In the heart of the highly sought-after Valescure district, ideally located between the sea and renowned golf courses, discover this outstanding contemporary-style property offering approximately 266 sqm of living space, set within 1,175 sqm of grounds.

From the moment you arrive, this beautiful home impresses with its generous proportions and thoughtfully designed layout, combining comfort, elegance and independence.

The main residence features a welcoming living and dining area, four bedrooms, a study and two bathrooms, providing a harmonious and comfortable living environment.

A particularly attractive feature is the independent apartment of approximately 61 sqm, complete with its own shower room. Ideal for welcoming family and friends in complete privacy, or for providing additional accommodation with a variety of potential uses.

The property also benefits from excellent ancillary spaces, including a spacious 45 sqm garage and a 19 sqm workshop, offering valuable additional storage, parking or leisure space.

Outside, the landscaped grounds feature a pleasant 7 x 4 metre swimming pool, providing the perfect setting to enjoy the relaxed Mediterranean lifestyle.

Offering generous living spaces, independent accommodation and a privileged location, this versatile property is ideally suited as a permanent family home or an elegant holiday residence.

A rare opportunity in one of Valescure's most desirable residential locations.

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FEATURES

Property type:	House	Area:	266.0 m²	Property tax:	€5.00
Number of rooms:	9 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): A 31

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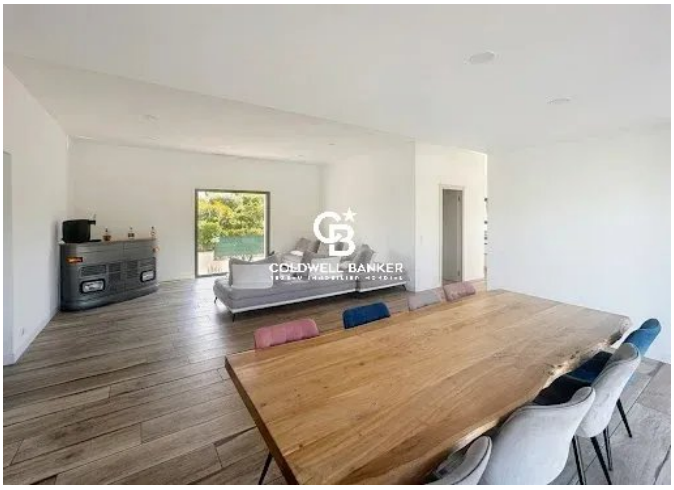







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