COLDWELL BANKER
EUROPA REALTY

House Saint-Raphaël 430 m²



SALE PRICE : 10 900 000 €

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DESCRIPTION

Set in a truly unique location, this rare property embodies the essence of Mediterranean luxury: privacy, security, spectacular spaces, and direct access to the sea.

Built on a 2,500 m² estate, complemented by a separate 320 m² plot, it comprises three distinct residences, offering exceptional living comfort and a level of flexibility rarely found on the market.

Main Villa – Contemporary Architecture Facing the Sea:
From the moment you enter, the sea takes center stage, enhanced by expansive floor-to-ceiling windows that blur the boundaries between indoors and outdoors.
The living areas feature a spacious living room, an elegant dining room, and a fully equipped, high-end kitchen.
On the ground floor, the master suite includes a full bathroom and a unique rotating bed design that allows you to enjoy either the sea view or a multimedia area. It opens onto a large private terrace overlooking the Mediterranean.
Two additional en-suite bedrooms, each with a private bathroom, complete this level, along with a lounge area and a sauna dedicated to wellness.
On the upper floor, a spectacular solarium offers an exceptional panoramic sea view, ideal for sunsets and starry nights.
The outdoor areas feature an elegant pool with a waterfall, seamlessly integrated into its surroundings, as well as spacious reception terraces.
The villa also features a wellness area on the lower level with a jacuzzi.
The property enjoys direct access to the sea, a rare privilege along the coastline.

Guest House – Independence and Elegance
Set in a secluded area within the estate, this approximately 100-square-meter guest house features:
A bright living room with a fully equipped kitchen
Two en-suite bedrooms
A south-facing terrace with ocean views
A summer lounge under a thatched roof for unique moments of relaxation

Caretaker's House – Autonomy and Comfort
Located on a separate 320 m² lot:
Entrance hall with living room and open kitchen
Two en-suite bedrooms
Private garden
Large garage for two vehicles

Amenities & Security

Waterfront property

Panoramic ocean view

Private and secluded estate

Three separate residences

Swimming pool with waterfall

Sauna & jacuzzi area

Contemporary architecture

Parking for 5 vehicles within the gated community

Residence secured by video surveillance

Security door

Direct access to the sea

A rare gem on the Mediterranean
More than just a property, this is a true lifestyle, where luxury, discretion, and security come together in an exceptional seaside location.

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FEATURES

Property type:	House	Area:	430.0 m²	Property tax:	€5.00
Number of rooms:	13 rooms				

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): D 226

Greenhouse gas emissions (GHG) index: C 26

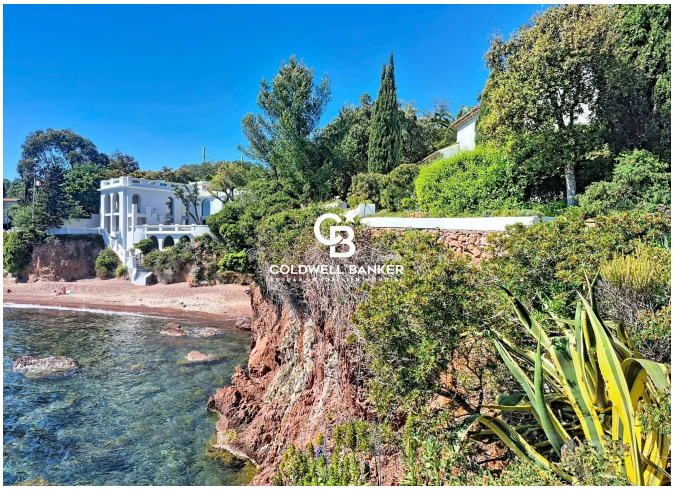
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