COLDWELL BANKER
EUROPA REALTY

House Saint-Raphaël 190 m²



SALE PRICE : 1 295 000 €

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EXCLUSIVITY

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

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DESCRIPTION

Located in absolute calm, in the sought-after Valescure area of Saint-Raphaël, this property built in 2000 captivates with its spaciousness, flexibility, and privileged living environment. Ideal for a large family home, a second residence, or a high-yield rental project.

The main villa of approximately 150 m² offers an entrance hall opening onto a large and bright living area combining the living room, dining room, and an open-plan kitchen, along with a laundry room for functionality. This convivial space naturally extends onto a large terrace, designed for shared moments around the swimming pool. A guest bedroom with a private terrace.

In the sleeping area, privacy is preserved through well-thought-out layouts, with two master suites each having their own private terrace, one with a full bathroom, the other with a shower room. Separate guest toilets.

A real asset of the property, two autonomous spaces with high potential allow for accommodating
The first unit includes a living area with an open kitchen, bedroom, bathroom, toilet, and private terrace.

The second is a pool house set up facing the pool, equipped with a kitchen, bathroom, and toilet.

All built on a landscaped, easy-to-maintain 1,470 m² plot with a heated saltwater pool (4 x 8 m).

The technical features ensure optimal comfort every day:

Reversible air conditioning (2 heat pumps, 3 indoor units for the main house)

Aluminum double-glazed windows and electric shutters.

Many large closets.
Covered carport for 2 cars, possibility to park 2 or 3 more vehicles, two electric gates, and a large crawl space used as a storage area.

A rare opportunity combining peaceful residential living with rental potential.
Proximity to the golf course, the center of Saint Raphael, shops, beaches, and schools is a real advantage.

Contact Laurence Golliot 06 76 58 91 19

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FEATURES

Property type:	House	Area:	190.0 m²	Property tax:	€4.00
Number of rooms:	7 rooms	Number of bedrooms:	3 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 122

Greenhouse gas emissions (GHG) index: A 5

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