COLDWELL BANKER
EUROPA REALTY

House Saint-Raphaël 200 m²



SALE PRICE : 1 265 000 €

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DESCRIPTION

Located in the highly sought-after Valescure area, in a peaceful setting and close to the beaches, this elegant villa of approximately 200 m², set within beautifully landscaped grounds of 1,208 m², offers an exceptional quality of life.

Filled with natural light, the property features a spacious living room with large pocket sliding glass doors opening onto a generous covered terrace with a summer kitchen, the landscaped garden, and a magnificent infinity pool. The fully equipped open-plan kitchen is complemented by a second kitchen with exposed timber framing, adding charm and character to the property.

The sleeping quarters comprise three bedrooms, including two suites with private bathrooms, as well as an additional shower room. The basement offers a large garage, office, workshop, laundry room, boiler room, and ample storage space.

An independent apartment, complete with its own covered terrace and summer kitchen, further enhances the property, making it ideal for hosting guests or considering a rental investment.

High-quality features include gas central heating, reversible air conditioning, a private borehole with automatic irrigation system, electric gates, and a motorized garage door.

A refined villa combining elegance, comfort, and practicality, set in one of the area's most desirable residential environments.

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FEATURES

Property type:	House	Area:	200.0 m²	Property tax:	€3.00
Number of rooms:	6 rooms	Number of bedrooms:	7 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 112

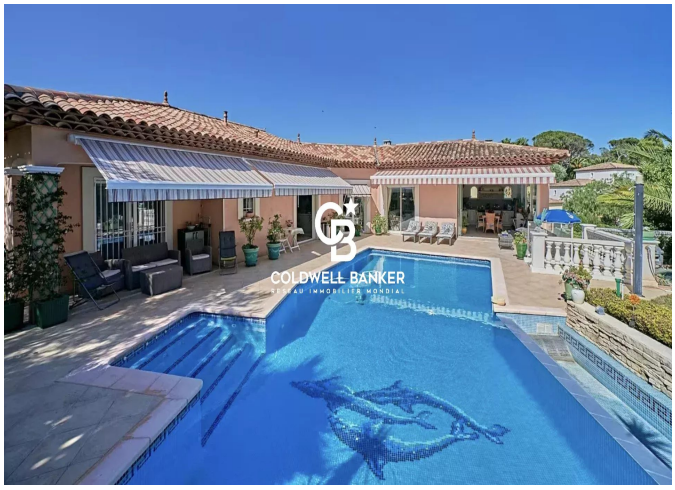
Greenhouse gas emissions (GHG) index: C 18

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