COLDWELL BANKER
EUROPA REALTY

House Saint-Raphaël 275 m²



SALE PRICE : 1 850 000 €

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DESCRIPTION

Nestled in a privileged setting, in absolute tranquility and offering a pleasant, unobstructed view of the golf courses, this elegant Provençal country house captivates with its authentic charm, spacious rooms, and exceptional living environment.

Built as a single-story home in 1972, it underwent a remarkable expansion in 2002 designed by a renowned architect. This project allowed for a harmonious expansion of the property while preserving its authenticity and Provençal character.

Upon entering, a spacious entryway sets the tone. The home features a large, fully equipped separate kitchen as well as a bright living room with a fireplace, which opens widely onto the terraces through magnificent sliding glass doors, creating a seamless flow between indoor and outdoor spaces. The view of the golf courses and the abundant natural light fully contribute to the property's charm.

The main level also features a perfectly laid-out sleeping area comprising a cozy lounge ideal for reading or sharing a moment of conviviality over tea, two bedrooms sharing a bathroom and a guest toilet, as well as a beautiful master suite with a bathroom, shower, and toilet. All rooms open directly onto the terraces and the garden.

A laundry room, complemented by a separate office accessible from the outside, is a real asset for a professional practice or remote work.

Upstairs, a library creates a warm and intimate space. There are two additional en-suite bedrooms, one of which features a walk-in closet, as well as a separate half-bath.

Set on a fenced and landscaped 1,850 m² lot, the property offers numerous spaces designed for relaxation and socializing. Set within this magnificent tree-lined garden, an elegant, uniquely shaped swimming pool—built in 2001—adds an extra touch of character to the property. Seamlessly integrated into its lush surroundings, it offers a privileged space for relaxation, with the tranquility of the Valescure Golf Courses and the gentle Provençal way of life serving as a backdrop. A summer kitchen with an outdoor lounge area allows you to fully enjoy beautiful Mediterranean days, while a pétanque court completes this quintessentially Provençal lifestyle. An outdoor kitchen with an outdoor lounge area allows you to fully enjoy beautiful Mediterranean days, while a pétanque court completes this quintessentially Provençal lifestyle.

Those who enjoy creative hobbies will also appreciate the separate workshop facing the house, ideal for painting, DIY, or any artistic activity in an inspiring setting surrounded by nature.

In terms of amenities, the property features an electric gate, a comprehensive video surveillance system, several parking spaces that can easily accommodate four to five vehicles, as well as a secluded setting ensuring complete privacy.

Just a few minutes from shops, schools, and beaches, this rare country house elegantly combines tranquility, comfort, space, and proximity to amenities, in one of the most sought-after areas of Valescure.

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FEATURES

Property type:	House	Area:	275.0 m²	Property tax:	€4.00
Number of rooms:	7 rooms	Number of bedrooms:	5 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 164

Greenhouse gas emissions (GHG) index: A 4

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