COLDWELL BANKER
EUROPA REALTY

House Saint-Raphaël 153 m²



SALE PRICE : 585 000 €

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DESCRIPTION

Nestled in a peaceful and idyllic setting, close to the town centre, this 1970s house captivates with its distinctive flat-roofed architecture, its generous proportions and its great potential for enhancement.

Overlooking the town, it enjoys spectacular, completely unobstructed views of Saint-Raphaël, the Rocher de Roquebrune-sur-Argens and the surrounding mountains, offering an exceptional panorama that can be enjoyed throughout the day.

The property currently comprises two completely separate flats, each with its own external access. However, they could be combined to create a spacious family home.

On the main level, you'll find a light-filled living room and a separate kitchen, both opening onto a magnificent terrace of over 30 m², a veritable viewpoint offering unobstructed views of the town and the surrounding hills. This level also comprises two bedrooms, a bathroom and a separate toilet.

At the front of the terrace, the site of the former swimming pool is still visible. The existing connections make it easy to rebuild one to make the most of this exceptional setting.

The upper floor, accessible via an external staircase, comprises a second flat of 98m² consisting of an entrance hall, a living room opening onto a pleasant terrace of approximately 20 m² with the same panoramic view, a separate kitchen, three bedrooms, a bathroom and a separate toilet.

As for the outbuildings, the property features a spacious 42 m² garage fitted with two motorised doors, providing ample space to park two vehicles comfortably. A cellar and a boiler room of approximately 20 m² offer valuable storage space.

Built on a plot offering numerous development possibilities, this property will appeal to lovers of character properties wishing to undertake a renovation or modernisation project in a sought-after setting.

A rare property in the hills above Saint-Raphaël, where tranquillity, exceptional views, potential and the opportunity to create a relax / jacuzzi area combine to offer a truly unique property.

For more informations :
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FEATURES

Property type:	House	Area:	153.0 m²	Property tax:	€3.00
Number of rooms:	8 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 141

Greenhouse gas emissions (GHG) index: A 5

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