COLDWELL BANKER
EUROPA REALTY

House Saint-Raphaël 142 m²



SALE PRICE : 948 000 €

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11 rue Chauvain
France, 06000, Nice

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DESCRIPTION

Charming Single-Storey Villa with Swimming Pool – Valescure

Located in one of the most sought-after private estates in Valescure, in a peaceful setting yet close to shops and amenities, this fully single-storey villa has been recently renovated and offers refined features.

The property comprises an entrance hall with built-in closet, a bright double living room, a dining area open to a fully fitted and equipped kitchen, as well as a laundry room. The night area includes two suites with private shower rooms and WC, a guest WC, and a mezzanine overlooking the living room, ideal for an office or an additional bedroom.

The villa is set on a beautifully landscaped plot of approximately 1,400 sqm, featuring a saltwater swimming pool, a south-facing terrace partially covered with a BBQ area, and a cellar. Several vehicles can be parked on the property, complemented by a carport.

This villa combines peace, comfort and Mediterranean lifestyle in a secure and privileged environment, perfect as a main residence or holiday home on the French Riviera.

Agency fees payable by the seller.
Property tax:3500 EUR/year

Information about potential risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	142.0 m²	Property tax:	€3.00
Number of rooms:	4 rooms	Number of bedrooms:	2 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 152

Greenhouse gas emissions (GHG) index: C 24

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