COLDWELL BANKER
EUROPA REALTY

House Saint-Raphaël 142 m²



SALE PRICE : 948 000 €

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DESCRIPTION

Nestled within one of Valescure's most sought-after private estates, this beautifully renovated single-storey villa combines timeless elegance, refined finishes, and an exceptional lifestyle setting. Offering complete peace and privacy while remaining within easy reach of shops and amenities, the property is a rare opportunity on the French Riviera.

From the moment you enter, generous volumes and abundant natural light create a warm and sophisticated atmosphere. The spacious reception area features a bright double living room seamlessly connected to an elegant dining area and a fully fitted and equipped contemporary kitchen, designed for both comfort and entertaining. A separate laundry room completes the living spaces.

The sleeping quarters comprise two beautiful en-suite bedrooms, each with its own shower room and private toilet, ensuring comfort and privacy for family and guests alike. A guest WC and an attractive mezzanine overlooking the living room provide additional flexibility, ideal as a home office, reading lounge, or occasional guest bedroom.

Set within approximately 1,400 sqm of meticulously landscaped grounds, the property perfectly embodies the Mediterranean art of living. A saltwater swimming pool blends harmoniously into the garden, while the spacious south-facing terrace, partially covered and featuring a barbecue area, offers the perfect setting for outdoor dining and entertaining throughout the year.

Additional features include a cellar, a carport, and ample on-site parking for several vehicles.

Combining elegance, comfort, and tranquillity within a secure and highly desirable environment, this exceptional property is equally suited as a primary residence or a luxurious holiday home on the French Riviera.

Property tax: €3,500 per year

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FEATURES

Property type:	House	Area:	142.0 m²	Number of rooms:	5 rooms

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 152

Greenhouse gas emissions (GHG) index: C 24

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