COLDWELL BANKER
EUROPA REALTY

House Saint-Raphaël 174 m²



SALE PRICE : 1 490 000 €

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44 Avenue du Général Leclerc
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DESCRIPTION

Located in Valescure, within a secure and sought-after private estate, close to golf courses and within walking distance of shops, this contemporary 173 sqm villa offers an exceptional lifestyle combining nature and elegance.

Set in a dominant position, in absolute peace and without overlooking, the property stands out for its brightness and high-quality features. From the entrance, you are welcomed into a spacious 77 sqm dual-aspect living area filled with natural light thanks to large bay windows, extended by a modern fully equipped open-plan kitchen and a utility room with direct access to the garage.

The ground floor also features a generous master suite with dressing room, shower room and WC, as well as a study, ideal for remote working.

Upstairs, a landing leads to three bedrooms with built-in storage, a bathroom, and a pleasant veranda-style room offering a relaxation area with views of the Esterel hills.

Set on a landscaped plot of 1,310 sqm, the outdoor spaces are beautifully designed and include a heated swimming pool, a pétanque court, and a putting green, ideal for golf enthusiasts.

A garage, several parking spaces and ample storage complete the property.

This villa is in perfect condition and designed for a refined and comfortable lifestyle, in one of the most desirable areas of Saint-Raphaël.

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FEATURES

Property type:	House	Area:	174.0 m²	Property tax:	€3.00
Number of rooms:	7 rooms	Number of bedrooms:	4 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): B 104

Greenhouse gas emissions (GHG) index: A 3

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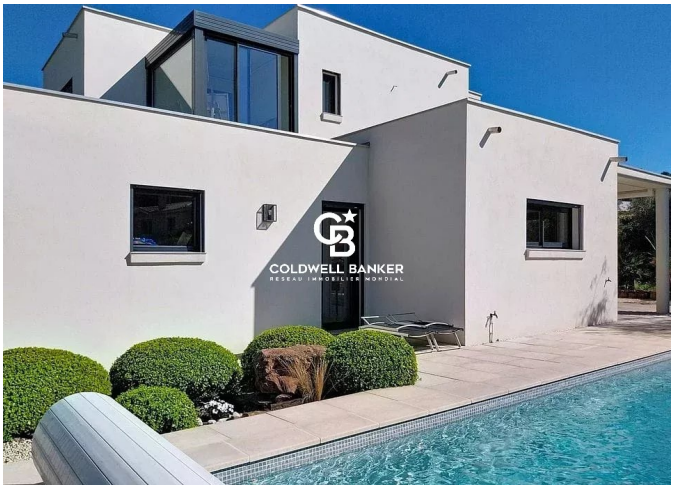





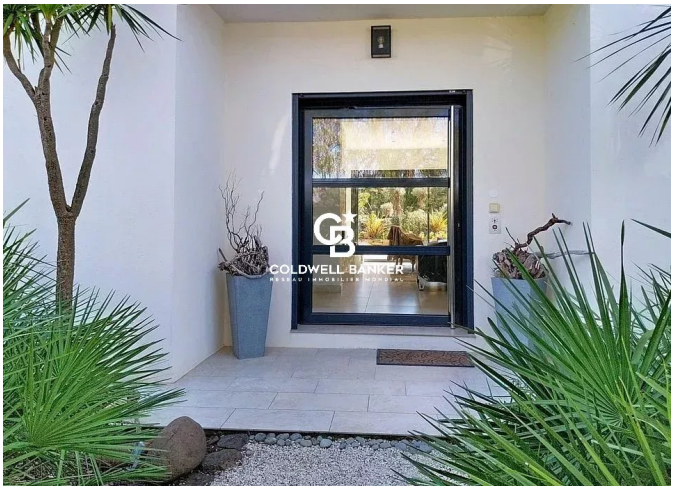



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