COLDWELL BANKER
EUROPA REALTY

House Saint-Raphaël 201 m²



SALE PRICE : 630 000 €

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44 Avenue du Général Leclerc
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DESCRIPTION

An architectural signature, the whisper of a renaissance

Perfectly situated in the center of Saint-Raphaël, this property offers the rare luxury of a fully pedestrian lifestyle (beaches, boutiques, and schools), wrapped in absolute tranquility.
Standing in a dominant position on a flat, secure 835 sqm parcel, its robust, high-quality structure offers unique perspectives and outstanding potential.

The Location: The City at Your Feet

• Urban Privilege: Just moments away from pristine sand beaches, hidden coves, and gourmet markets.
• Absolute Serenity: A confidential address where natural light beautifully sculpts generous interior volumes.
• Mediterranean Harmony: A seamless, uninterrupted flow between indoor elegance and outdoor living.

Architecture & Modularity: The Luxury of Independence

The defining asset of this 202 sqm residence lies in its layout, intelligently configured as two independent 101 sqm apartments (each featuring 3 bedrooms).

• Harmonious Duality: Maintain two self-contained residences or easily unify them into a single, grand estate of over 200 sqm.
• Uncompromised Privacy: Independent entrances and dedicated outdoor areas allow for hosting guests or generating rental income with zero overlooking.
• Interior Fluidity: Vast reception rooms opening onto superb elevated terraces.

The Outdoors: An Elevated Green Haven

The property unfolds onto a verdant, suspended garden facing the horizon.

• Resort Potential: The grounds are fully suitable for a swimming pool, perfect for designing a private lap pool or oasis with a commanding view.

• Practical Luxury: Lock-up garage, double entrance, large basement workshop, and ample secure parking.

Equity Value & High-Yield Performance

This versatile asset presents an exceptional arbitrage opportunity under two strategic models:

• Premium Rental Yield: An estimated seasonal income of ~€90,000/year, driven by robust local high-end

tourism demand.
• Subdivision Strategy: An ideal, pre-optimized configuration for land division and individual lot resale.

Far more than a traditional estate, this Belvedere is a highly versatile financial catalyst, engineered to unlock immediate and exceptional capital appreciation.
Whether you are seeking a distinguished family compound or a high-yield investment, this is the ultimate opportunity to secure city-center convenience alongside private, tranquil gardens.

• Prestige yield analysis (Seasonal Rental) - Immediate arbitrage analysis (Subdivision) + Exit price study for resale + Full brochure upon request

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FEATURES

Property type:	House	Area:	201.0 m²	Number of rooms:	8 rooms
Number of bedrooms:	6 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): D 201

Greenhouse gas emissions (GHG) index: D 44

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