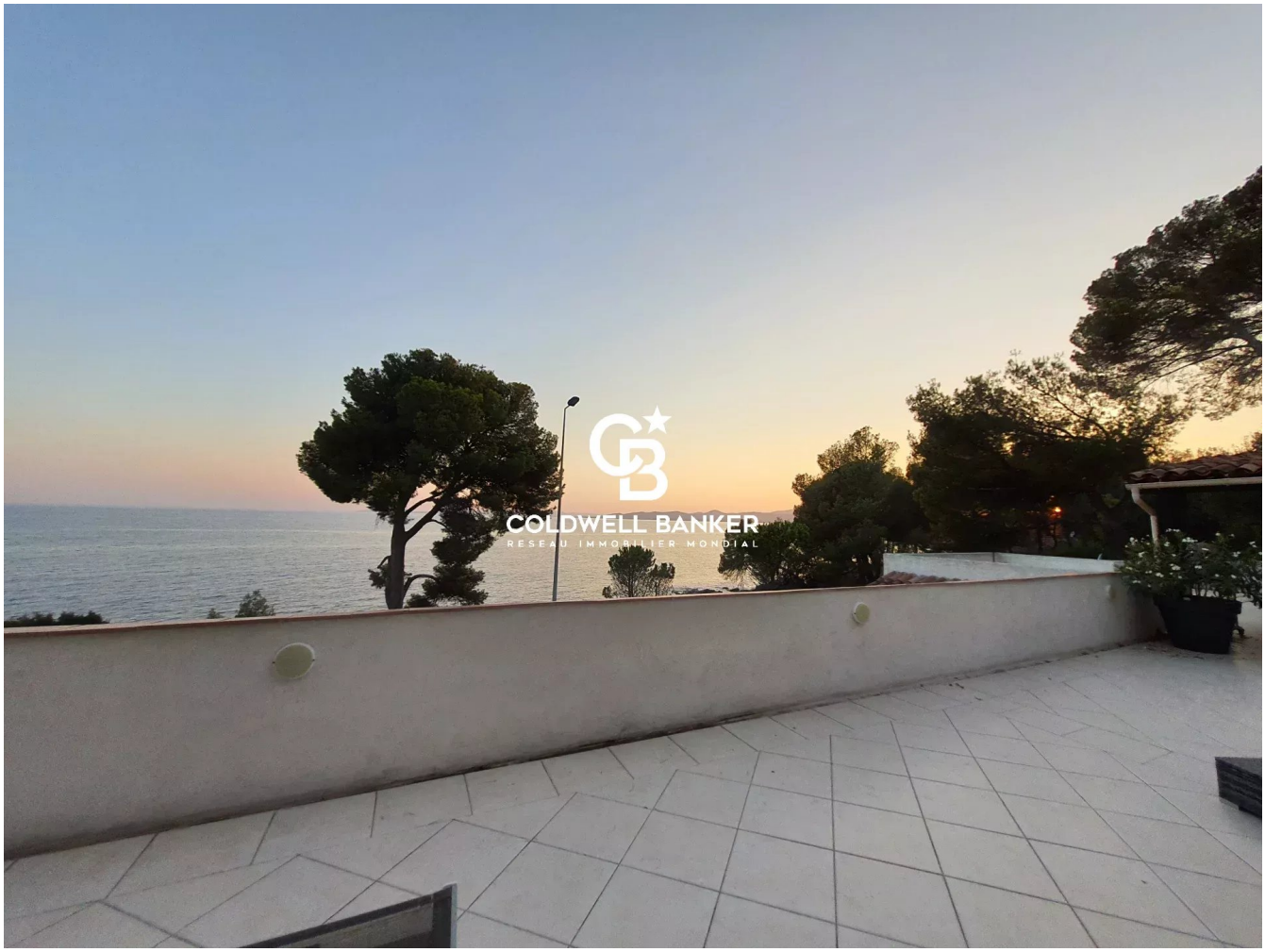
COLDWELL BANKER
EUROPA REALTY

House Saint-Raphaël 270 m²



SALE PRICE : 1 795 000 €

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44 Avenue du Général Leclerc
France, 83700, Saint-Raphaël

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DESCRIPTION

Rare on the market!
This unique property of approximately 270 m² offers breathtaking views of the Mediterranean, with over 80 meters of sea-facing frontage.
Located in a privileged setting just steps from the beach, it combines comfort with an idyllic environment.
Set on a plot of around 1,500 m², it features a spacious living room with an open-plan kitchen, three bedrooms, an office, a walk-in closet, a laundry room, two shower rooms, and two toilets.
Additionally, the property includes an independent one-bedroom apartment (T2) and five studios — perfect for hosting guests or for seasonal rentals.
Outdoor amenities include a large 150 m²+ terrace, a heated swimming pool, a summer kitchen, and a separate SPA area, all facing southwest.
Features: reversible air conditioning, heat pump for the pool, solar panels, fiber-optic internet, and 10 parking spaces.
A true gem — ideal as a primary residence, a holiday home, or a rental investment.

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FEATURES

Property type:	House	Area:	270.0 m²	Number of rooms:	10 rooms
Number of bedrooms:	13 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 159

Greenhouse gas emissions (GHG) index: B 8

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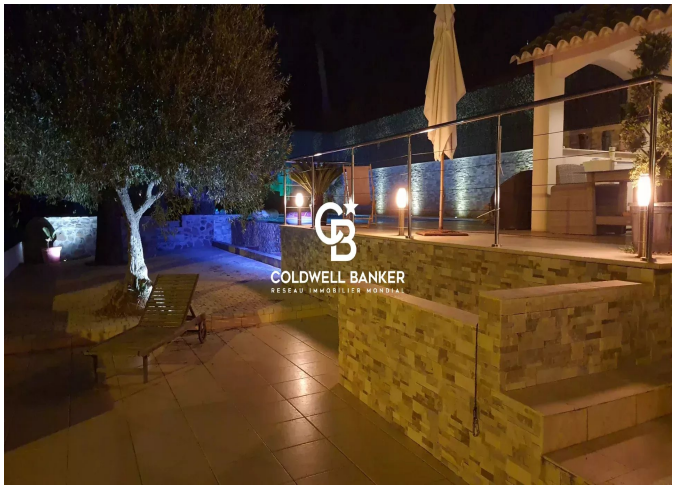









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