COLDWELL BANKER
EUROPA REALTY

House Saint-Raphaël 280 m²




SALE PRICE : 1 198 000 €

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44 Avenue du Général Leclerc
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## DESCRIPTION

In a sought-after area of Saint-Raphaël, close to amenities, discover this superb architect-designed villa in a resolutely contemporary style, completely renovated with high-quality materials and remarkable attention to detail.

From the moment you enter, the house charms with its generous proportions and brightness. The vast living space features an elegant living room with an open-plan kitchen, enhanced by large sliding glass doors that create a seamless transition between indoors and outdoors.
The space opens directly onto the terrace and pool area, creating an ideal living space for entertaining. A guest toilet completes this level.
The villa offers a total of four bedrooms, including two master suites.
The master suite has a walk-in dressing room, a bathroom with bathtub, and direct access to the terrace. A private staircase leads to an attic occupying the entire roof area, offering exceptional potential for conversion (leisure area, gym, etc.).
The other bedrooms are all designed for comfort:
– two en-suite bedrooms,
– an additional bedroom with a separate shower room,
– several dressing rooms,
– an office, ideal for teleworking.
In the basement, the house reveals impressive volumes:
– a laundry room,
– vast spaces to be converted according to your needs (professional office, wellness area, gym, etc.), perfectly suited to a liberal profession,
– as well as a separate two-bedroom flat measuring over 50 m², ideal for entertaining, accommodating family or generating rental income.

Outside, there is easy parking for 8 to 9 vehicles.
The villa also benefits from an excellent energy performance rating, guaranteeing comfort and energy efficiency.

A rare property with a distinctive design, offering multiple possibilities for conversion, in a sought-after area not far from the centre of Saint-Raphaël.

For further information:

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 280.0 m² | Property tax: | €4.00 |
| Number of rooms: | 7 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): A 63

Greenhouse gas emissions (GHG) index: A 2

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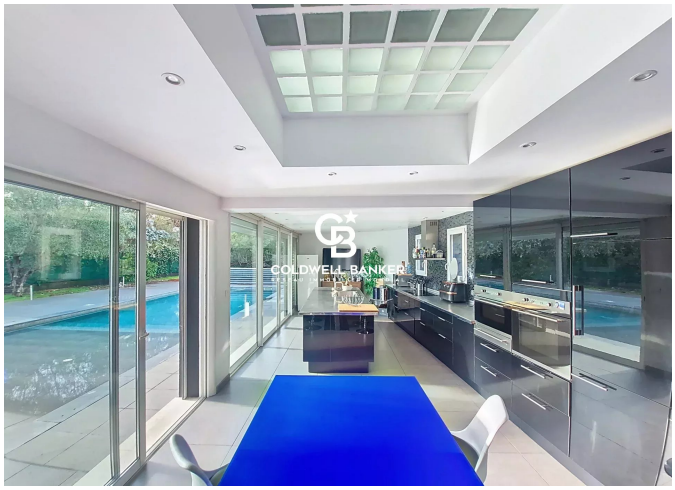

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