COLDWELL BANKER
EUROPA REALTY

House Saint-Raphaël 324 m²



SALE PRICE : 3 200 000 €

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44 Avenue du Général Leclerc
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DESCRIPTION

LUXURY VILLA WITH PANORAMIC SEA VIEWS – POTENTIAL FOR LAND SUBDIVISION

266 sqm renovated villa – Infinity pool – 1,330 sqm landscaped garden – 275 sqm of terraces

Located in a peaceful and sought-after residential area, this stunning 266 sqm villa, renovated in 2019, offers an exceptional lifestyle with beautiful sea views.

Combining elegance, generous living spaces and high-end finishes, the property features a spacious living room, a refined dining area and a fully equipped kitchen with carefully selected finishes.

The sleeping quarters comprise three en-suite bedrooms, including a master suite, providing comfort and privacy.

On the garden level, an independent one-bedroom apartment further enhances the property. Ideal for accommodating family and friends, offering independent guest accommodation or creating additional living space.

Outside, the villa enjoys an exceptional setting, featuring an infinity pool with breathtaking sea views, 275 sqm of terraces ideal for relaxation and entertaining, and a beautifully landscaped 1,330 sqm garden. A garage completes the property's amenities.

LAND DEVELOPMENT POTENTIAL

The property also offers an attractive opportunity to explore the potential subdivision of the plot, subject to the relevant planning regulations and obtaining all necessary administrative approvals.

This additional feature may appeal to buyers looking to enhance the value of their investment or explore the possibility of a complementary real estate development project.

A rare opportunity combining the Mediterranean art of living, high-quality amenities and land investment potential, making this property ideal as an exclusive primary residence or luxury holiday home.

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FEATURES

Property type:	House	Area:	324.0 m²	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 94

Greenhouse gas emissions (GHG) index: A 3

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