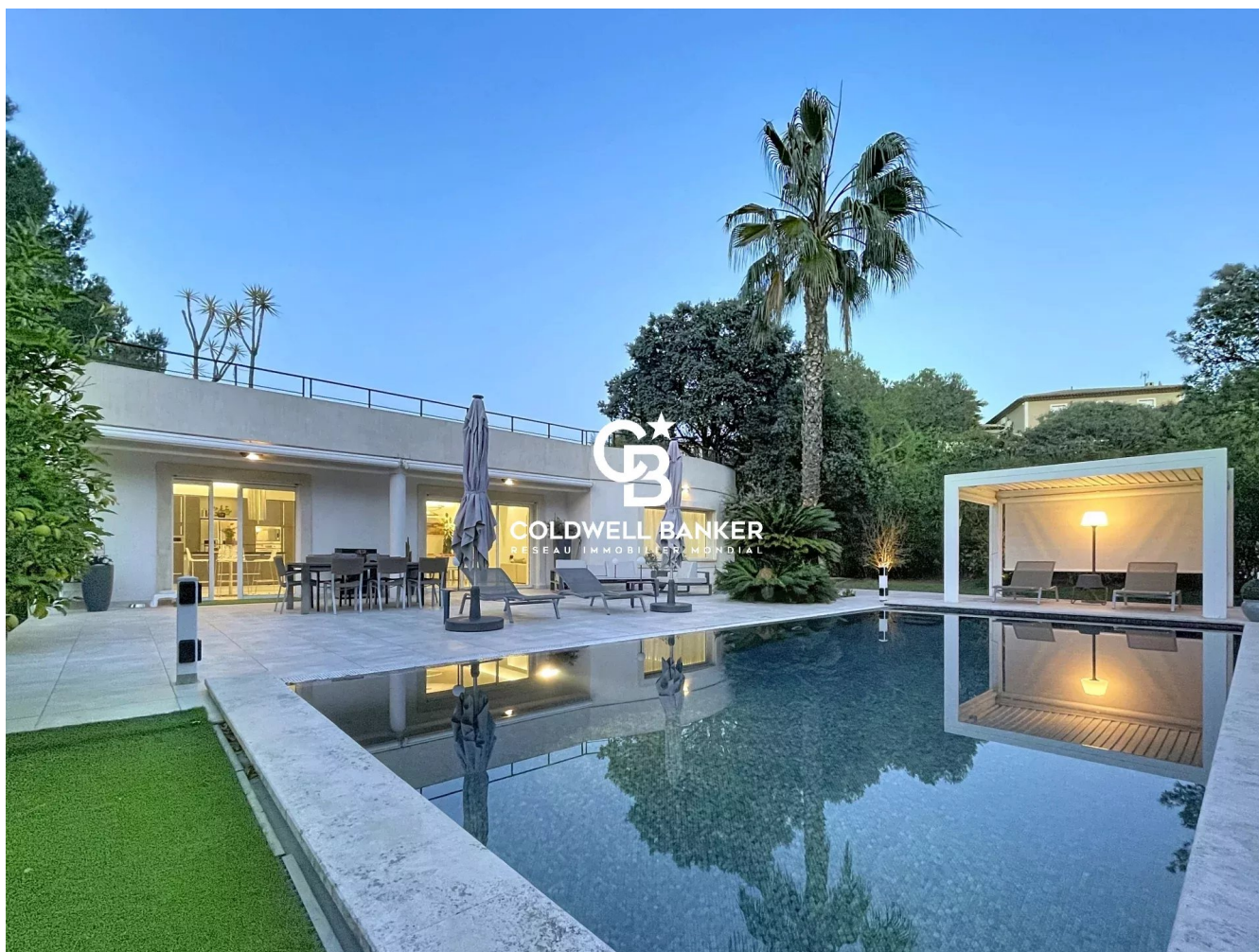


Maison Fréjus 277 m²



PRIX DE VENTE : 1 495 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR

DESCRIPTION

Residential area of Tour de Mare Valescure, 5 minutes from the motorway, 10 minutes from beaches and shops, and direct access to walking and mountain biking trails. Discover this beautiful contemporary villa offering a rare living environment, nestled in a quiet and privileged setting. Very bright thanks to its large windows, it charms with its modern architecture and high-end amenities.

The 215 m² villa offers a large living area of over 100 m² and an open-plan kitchen opening onto a large terrace and a mirror pool. On the same level, there is an office and two comfortable bedrooms, each with its own shower room and bathroom. Upstairs, you will enjoy two other large bedrooms, each with its own shower room and bathroom, and a large terrace ideal for relaxing or entertaining, with breathtaking panoramic views of the Estérel Massif.

Outside, the modern mirror pool and pergola provide the perfect shaded area for summer meals and blend seamlessly into the landscaped garden, creating a true haven of well-being.

On the lower level, a separate 60m² three-room apartment offers a range of possibilities, from hosting family gatherings to seasonal rentals.

The property also includes a double garage, a laundry room and plenty of storage space. It benefits from underfloor heating and air conditioning, ensuring comfort and energy efficiency throughout the year.

An exceptional property combining elegance, comfort and a prime location. Ideal for lovers of nature and contemporary architecture.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	277.0 m ²	Taxe foncière :	€4.00
NB de pièces :	10 rooms	NB de chambres :	6 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

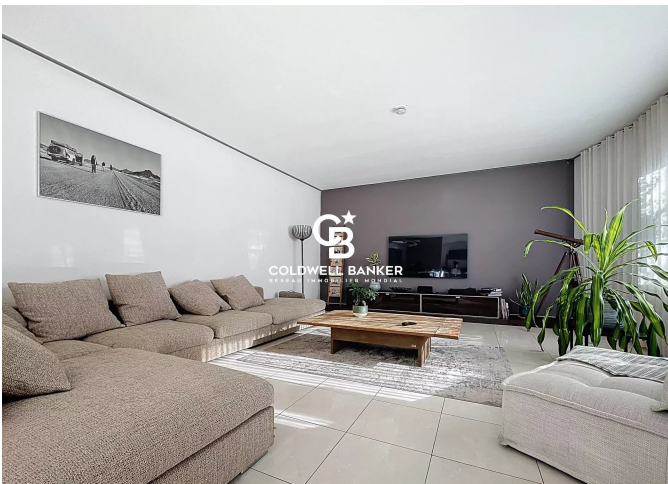
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 107

Indice d'émission de gaz à effet de serre (GES) : A 3



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