

Maison Saint-Raphaël 108 m²



—
PRIX DE VENTE : 600 000 €

EMAIL : ESTERELREALTY.FREJUS@COLDWELLBANKER.FR

DESCRIPTION

Located in Valescure, in a sought-after residential area, in absolute peace and quiet within a private residence, this fully renovated single-storey villa enjoys a dominant position with open views over nature and the Estérel hills, just 5 minutes from shops and amenities and 15 minutes from the beaches of Saint-Raphaël.

Investment opportunity in bare ownership or life annuity: market value €750,000; bare ownership sale price €600,000 payable upfront, property occupied by a 91-year-old single man, with full ownership available upon his passing.

Possibility to acquire under a life annuity scheme with a €450,000 initial payment (bouquet) and a monthly annuity of €3,500.

The villa, fully renovated in 2018, offers a functional and pleasant layout with an entrance hall leading to a bright south-facing living area, an open-plan modern kitchen, 3 bedrooms including one with a washbasin, a bathroom with WC, a separate WC, and a utility room.

The outdoor areas provide a privileged living environment with a large sun-drenched terrace, a heated saltwater swimming pool built in 2019 with an outdoor shower, and a landscaped garden requiring minimal maintenance, featuring olive trees, oaks, and palm trees, all without overlooking neighbors.

Features include reversible air conditioning, recent double glazing, fiber optic internet, electric gate with separate pedestrian access, two water meters (agricultural and domestic), and construction on a crawl space.

Great potential with a 30 m² semi-basement, an approximately 100 m² crawl space that can be converted, and 105 m² of convertible attic space (maximum height of 2 meters at the center).

Additional information: property tax €2,100/year, co-ownership charges €300/year.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	108.0 m ²	NB de pièces :	4 rooms
NB de chambres :	3 bedrooms				

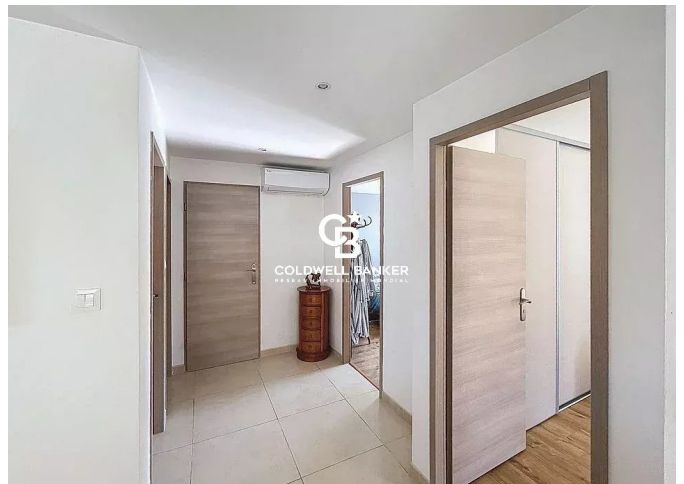
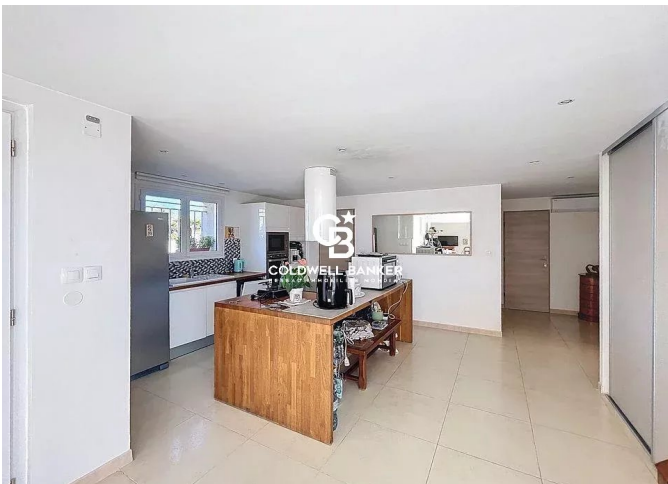
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Indice d'émission de gaz à effet de serre (GES) : A 5



COLDWELL BANKER
EUROPA REALTY



196 avenue de Port Fréjus
France, 83600, Fréjus



TÉL : +33494174929
esterelrealty.frejus@coldwellbanker.f

