

Maison Saint-Raphaël 192 m²



PRIX DE VENTE : 1 290 000 €

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DESCRIPTION

Coldwell Banker Esterel Realty is pleased to present this superb villa, fully renovated in 2023, ideally located in the sought-after residential area of Boulouris, just a 10-minute walk from the beaches and local amenities.

Offering a living area of 192 sqm, the villa boasts generous volumes, including a spacious, light-filled living room, a home office, a fully equipped separate kitchen, and two ground-floor bedrooms.

An independent outbuilding completes the property, featuring three elegant bedrooms, a shower room, and a separate WC, providing optimal comfort for hosting family and guests in complete privacy.

Set on a beautifully landscaped 1,160 sqm plot, the property stands out for its carefully designed outdoor spaces, a Balinese-style swimming pool, and multiple terraces, all within a peaceful and private, unoverlooked setting.

CARACTÉRISTIQUES

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|----------------|---------|------------------|----------------------|-----------------|-------|
| Type de bien : | Maison | Surface : | 192.0 m ² | Taxe foncière : | €3.00 |
| NB de pièces : | 7 rooms | NB de chambres : | 5 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) : C 176

Indice d'émission de gaz à effet de serre (GES) : B 6



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