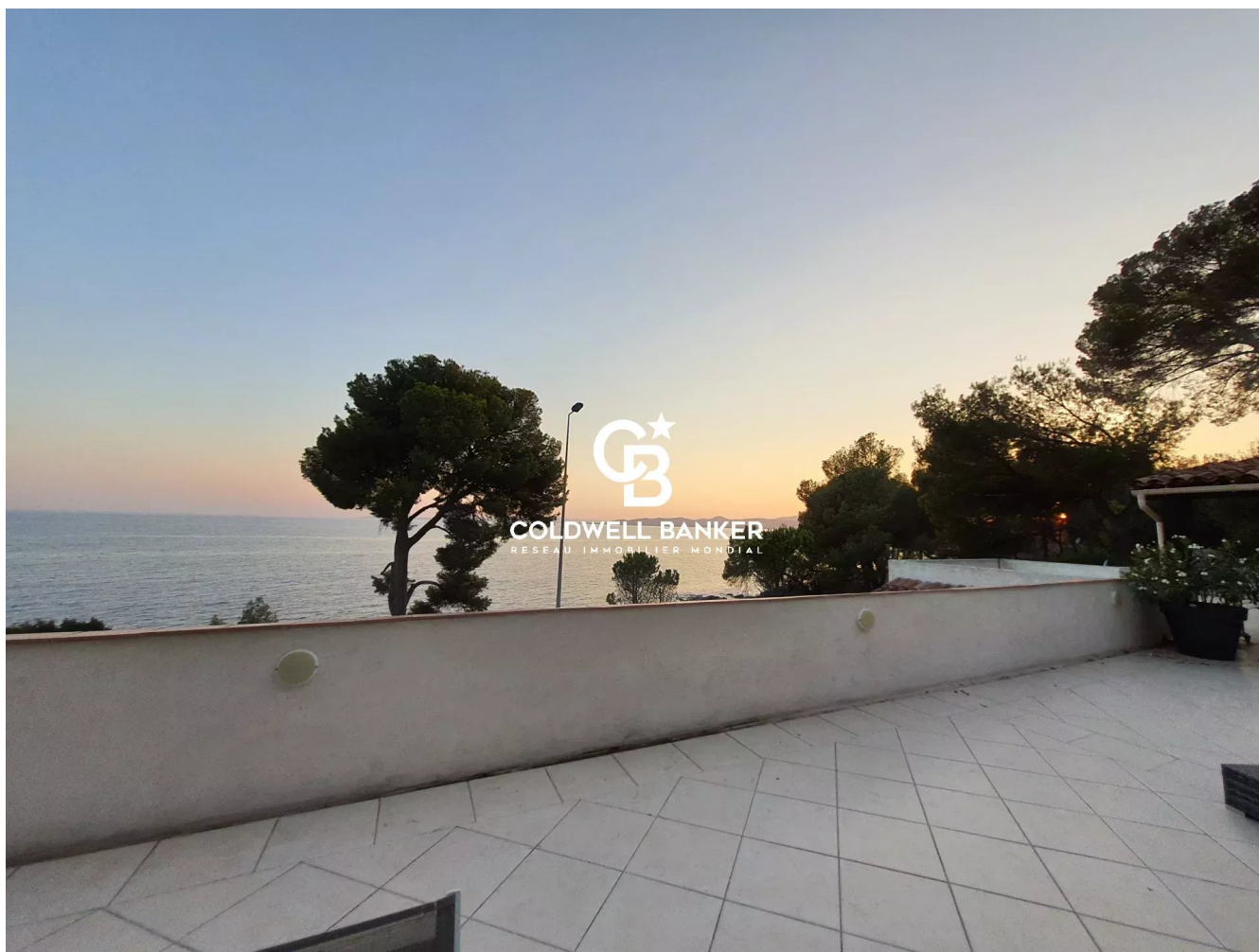


Maison Saint-Raphaël 270 m<sup>2</sup>

---



PRIX DE VENTE : 1 795 000 €

---

EMAIL : [ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR](mailto:ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR)



## DESCRIPTION

Rare on the market!

This unique property of approximately 270 m<sup>2</sup> offers breathtaking views of the Mediterranean, with over 80 meters of sea-facing frontage.

Located in a privileged setting just steps from the beach, it combines comfort with an idyllic environment.

Set on a plot of around 1,500 m<sup>2</sup>, it features a spacious living room with an open-plan kitchen, three bedrooms, an office, a walk-in closet, a laundry room, two shower rooms, and two toilets.

Additionally, the property includes an independent one-bedroom apartment (T2) and five studios — perfect for hosting guests or for seasonal rentals.

Outdoor amenities include a large 150 m<sup>2</sup>+ terrace, a heated swimming pool, a summer kitchen, and a separate SPA area, all facing southwest.

Features: reversible air conditioning, heat pump for the pool, solar panels, fiber-optic internet, and 10 parking spaces.

A true gem — ideal as a primary residence, a holiday home, or a rental investment.



## CARACTÉRISTIQUES

---

Type de bien :	Maison	Surface :	270.0 m <sup>2</sup>	NB de pièces :	10 rooms
NB de chambres :	13 bedrooms				

---

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

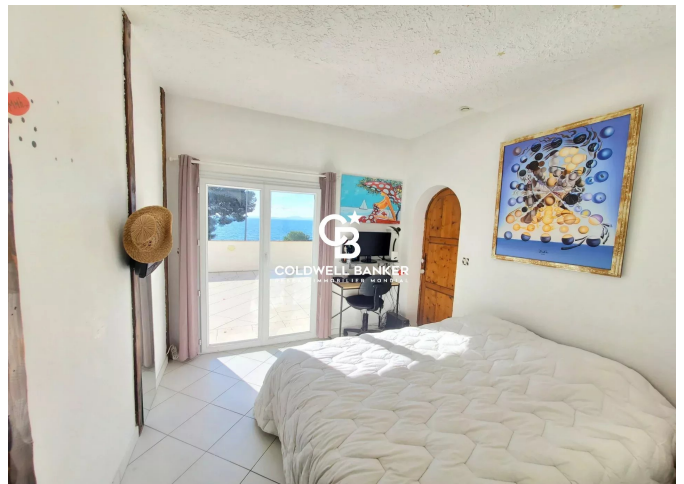
Diagnostic de performance énergétique (DPE) : C 159

Indice d'émission de gaz à effet de serre (GES) : B 8





**COLDWELL BANKER**  
**EUROPA REALTY**



44 Avenue du Général Leclerc  
France, 83700, Saint-Raphaël



TÉL : +33494193440  
esterelrealty.saintraphael@coldwellb

