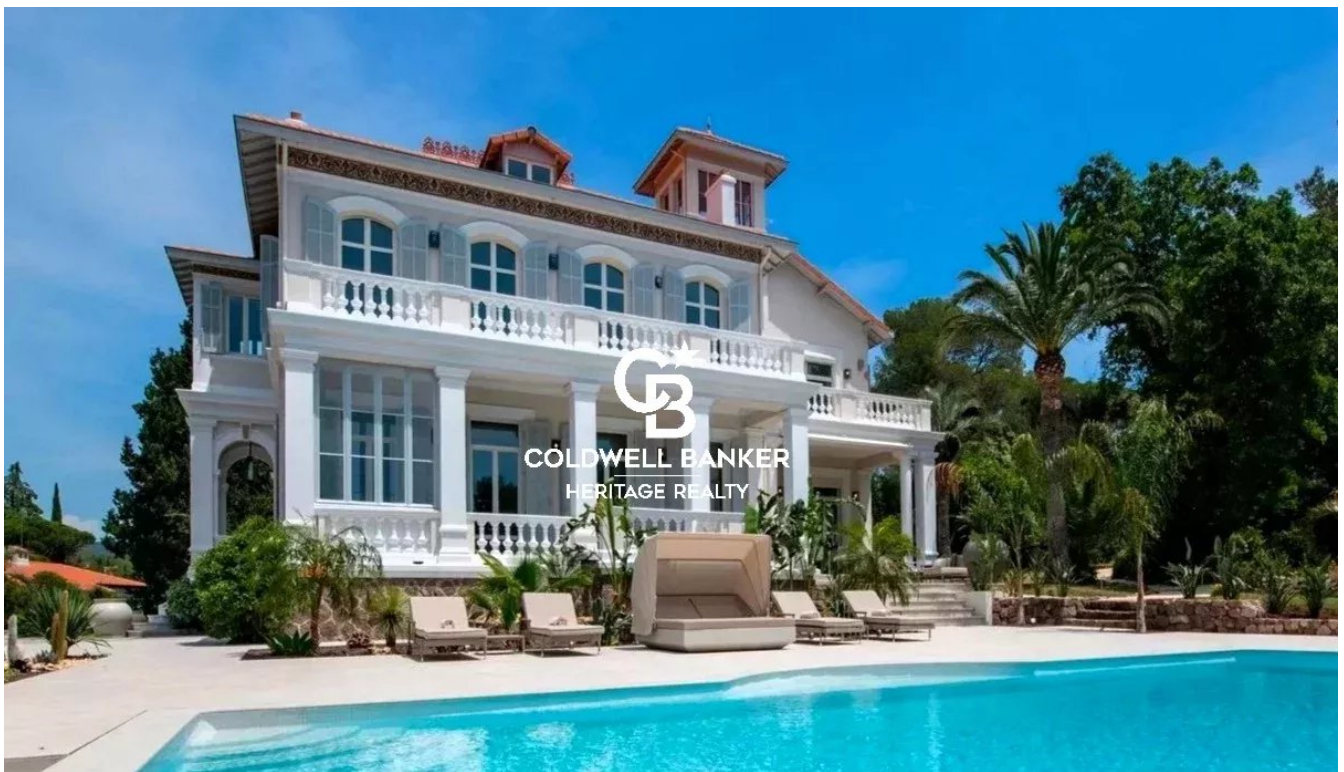


Maison Saint-Raphaël 550 m²



PRIX DE VENTE : 5 700 000 €

EMAIL : CHRISTOPHE.RIGAL@COLDWELLBANKER.FR

DESCRIPTION

presents a rare opportunity to own a piece of the coastal history of the French Riviera with the magnificent villa Bel Respiro, dating back to 1893 and designed by the renowned architect Pierre Aublé.

This elegant residence, spanning 550 m², is part of the prestigious heritage of Saint-Raphaël. Nestled in the heart of the historic district of Valescure, this Palladian villa is surrounded by a protected park of 9,000 m², featuring majestic cork oaks, imposing cedars, graceful cypresses, fig trees, and exotic palm trees.

Just 8 minutes from the beaches and in close proximity to two renowned golf courses and local amenities, this residence offers an incomparable living environment.

Villa Bel Respiro seamlessly blends the authenticity of its period architecture with modern and luxurious interior fittings. Every detail is carefully considered, preserving heritage elements such as period fireplaces, ornamental paintings, and noble materials, to offer a living space imbued with elegance and refinement.

This exceptional residence offers 5 bedrooms and 5 bathrooms spread over two floors, with a children's room under the roof for unforgettable moments of play.

Outside, a large infinity pool and generous south-facing terraces invite you to enjoy the gentle rays of the sun in privacy, with family or friends.

An apartment for a caretaker or guests completes this property, offering the possibility of creating a spa area, a fitness center, or even a golf simulator according to your desires. The basement of the villa houses a relaxation area with a games room, cinema room, and wine cellar, adding an additional dimension of luxury and comfort to this exceptional residence.

Villa Bel Respiro also offers additional development opportunities, with the possibility of dividing a plot of 2,200 m² or building an additional villa, tennis court, or spa area, according to your projects and needs.

A true gem of the French Riviera, Villa Bel Respiro embodies the perfect marriage between timeless charm of the past and the most refined modern amenities, offering an incomparable living experience in one of the most sought-after locations on the Côte d'Azur.

Information on the risks to which this property is exposed is available on the Georisques website: georisques.gouv.fr.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	550.0 m ²	NB de pièces :	14 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

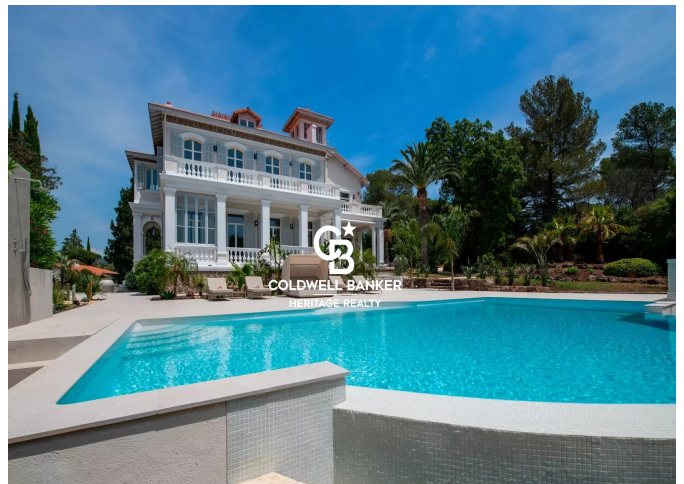
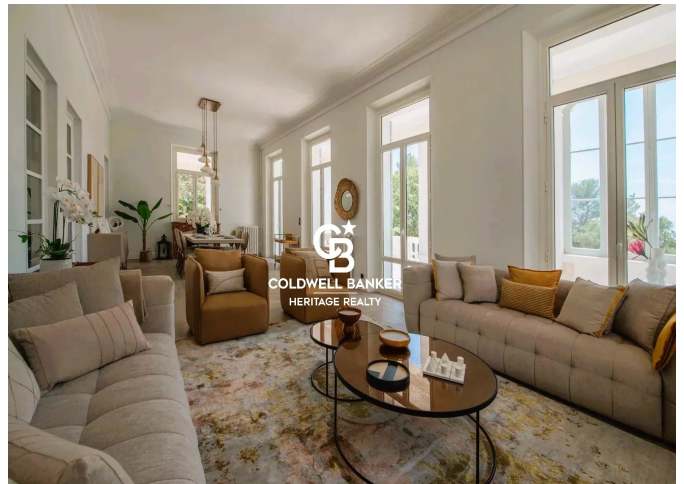
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : Not applicable -1

Indice d'émission de gaz à effet de serre (GES) : Not applicable -1



COLDWELL BANKER
EUROPA REALTY



46 Avenue Maréchal Foch
France, 69006, Lyon



TÉL : +33472151121
christophe.rigal@coldwellbanker.fr