

Maison Saint-Raphaël 250 m<sup>2</sup>

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PRIX DE VENTE : 2 490 000 €



## DESCRIPTION

Nestled in the heart of a private and fully secured estate, this contemporary villa of approximately 250 m<sup>2</sup> impresses with its architectural elegance and its 180° sea view overlooking the Bay of Agay — a true natural gem between Cannes and Saint-Tropez. Every living area and each bedroom enjoys an exceptional panorama of the Mediterranean and the Estérel massif.

Built on a flat plot of 1,278 m<sup>2</sup>, the property features beautifully landscaped and carefully designed outdoor spaces: 10 x 5 m swimming pool with counter-current system and solar shower.

Landscaped pétanque court.

19 m<sup>2</sup> garden cabin.

Parking area accommodating several vehicles.

Direct access to the protected Estérel massif.

This contemporary villa harmoniously combines modern comfort, high-end amenities, and an exceptional natural setting — just minutes from the beaches and the port of Agay.

### Ground Floor

Bright and spacious, the 84 m<sup>2</sup> living area brings together the lounge, dining room, and open-plan kitchen, extended by two large terraces facing south and north.

Master suite with dressing room and bathroom (bathtub and shower).

Guest bedroom.

Separate WC.

Independent annex with sink, shower room, and WC, offering private access.

### Upper Floor

Lounge with open kitchen (30 m<sup>2</sup>).

Two bedrooms with built-in wardrobes and en-suite shower rooms.

Separate WC.

Two covered terraces with reversible air conditioning.

Large 57 m<sup>2</sup> balcony accessible from all rooms, offering a breathtaking sea view.

This level can also be accessed independently, making it ideal for hosting family or guests.

Features and Comfort South-facing exposure.

Underfloor heating on the ground floor, reversible air conditioning upstairs.

Alarm system, electric gate.

Secured, gated residence.

Possibility to be easily divided into three independent units, offering an excellent rental investment opportunity.



## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	250.0 m <sup>2</sup>	NB de pièces :	9 rooms
NB de chambres :	3 bedrooms				

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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 145

Indice d'émission de gaz à effet de serre (GES) : A 4





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