

Maison Saint-Raphaël 142 m²



PRIX DE VENTE : 809 000 €

EMAIL : ESTERELREALTY.SAINTRAPHAEL@COLDWELLBANKER.FR

DESCRIPTION

A beautiful architect-designed house located in the peaceful Valescure neighborhood in Saint-Raphaël, near golf courses. Built on a plot of over 1600 m², it offers a total area of 252 m² spread over three levels.

On the ground floor, it includes a large, bright living room of 51 m² with a cathedral ceiling and a fireplace with an insert, a separate kitchen, a spacious bedroom, a bathroom, and a separate toilet, all opening onto the south-facing terrace and garden with a swimming pool.

Upstairs, there are two spacious bedrooms with south-facing balconie, an home office, a shower room, and a separate toilet.

The semi-basement with windows includes a large motorized garage, a game room, a 20 m² bedroom, and a shower room with a toilet.

The house has many features: underfloor heating, electric shutters, a ventilated crawl space, an infinity pool, and several parking places. Water inlets and outlets are provided for a future pool house. It is possible to build additional 166 m² of living surface.

Convenient: bus stop two minutes' walk away, Valescure and Esterel golf courses two minutes by car, major shops accessible in five minutes.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	142.0 m ²	Taxe foncière :	€3.00
NB de pièces :	6 rooms	NB de chambres :	4 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 120

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



COLDWELL BANKER
EUROPA REALTY



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



TÉL : +33494193440
esterelrealty.saintraphael@coldwellb

