

Maison Saint-Raphaël 174 m²



PRIX DE VENTE : 1 580 000 €

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DESCRIPTION

Located in Valescure, within a secure and sought-after private estate, close to golf courses and within walking distance of shops, this contemporary 173 sqm villa offers an exceptional lifestyle combining nature and elegance.

Set in a dominant position, in absolute peace and without overlooking, the property stands out for its brightness and high-quality features. From the entrance, you are welcomed into a spacious 77 sqm dual-aspect living area filled with natural light thanks to large bay windows, extended by a modern fully equipped open-plan kitchen and a utility room with direct access to the garage.

The ground floor also features a generous master suite with dressing room, shower room and WC, as well as a study, ideal for remote working.

Upstairs, a landing leads to three bedrooms with built-in storage, a bathroom, and a pleasant veranda-style room offering a relaxation area with views of the Esterel hills.

Set on a landscaped plot of 1,310 sqm, the outdoor spaces are beautifully designed and include a heated swimming pool, a pétanque court, and a putting green, ideal for golf enthusiasts.

A garage, several parking spaces and ample storage complete the property.

This villa is in perfect condition and designed for a refined and comfortable lifestyle, in one of the most desirable areas of Saint-Raphaël.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	174.0 m ²	Taxe foncière :	€3.00
NB de pièces :	7 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

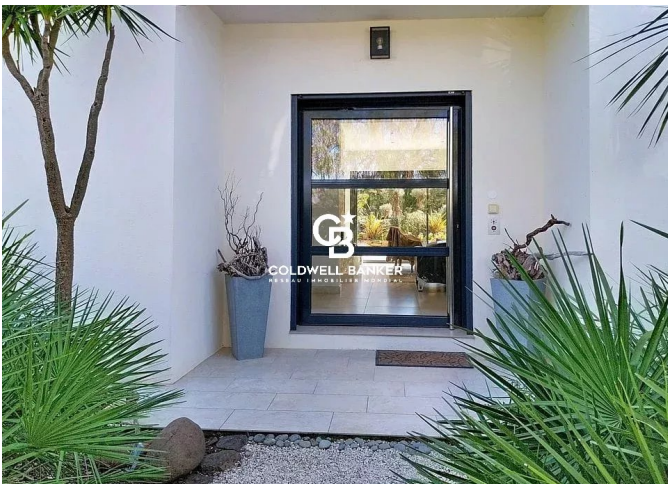
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 64

Indice d'émission de gaz à effet de serre (GES) : A 3



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