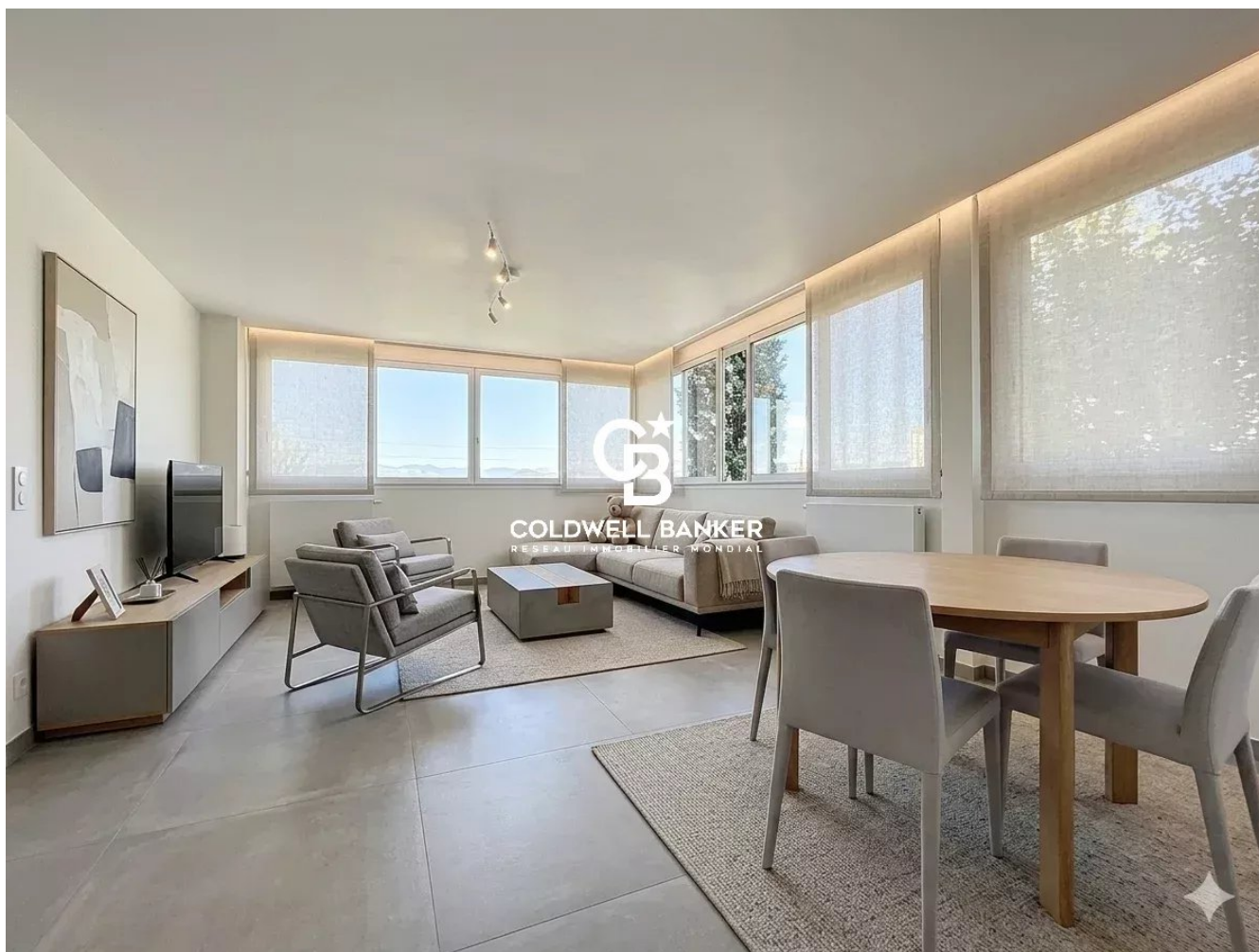


Maison Saint-Raphaël 201 m<sup>2</sup>

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PRIX DE VENTE : 649 000 €

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

EXCLUSIVITÉ





## DESCRIPTION

Coldwell Banker Saint-Raphaël presents this rare real estate opportunity, ideally located in a peaceful and residential area in the heart of Saint-Raphaël, just a few minutes' walk from shops, schools, and the seafront.

Discover this unique property composed of two spacious apartments of 101 m<sup>2</sup> each, set on a beautifully landscaped 835 m<sup>2</sup> plot, fully fenced and suitable for a swimming pool.

### Two Independent Apartments — Endless Possibilities

Each apartment enjoys its own private entrance, abundant natural light, and open views of the surrounding hills and mountains.

The identical layouts offer functionality and generous volumes:

3 spacious bedrooms

1 bathroom

functional kitchen

large living and dining area opening onto a terrace and the garden

The two units can be occupied separately or combined to create a large family villa of over 200 m<sup>2</sup> of living space, depending on your needs and lifestyle.

### Authentic Charm and a Privileged Setting

Built in the 1960s, this property retains the charm of its era while offering excellent potential for modernization.

The flat, pool-ready garden provides a green and tranquil environment, perfect for relaxing moments with family and friends.

### Highlights:

Panoramic views of the mountains and the city

Absolute peace and quiet in the town center

835 m<sup>2</sup> fully enclosed, pool-ready plot

Independent entrances

Garage with electric gate and outdoor parking

Close to shops, schools, and all amenities

This exceptional property, presented by Coldwell Banker Saint-Raphaël, will appeal both to investors seeking rental profitability (long-term or seasonal) and to families looking to combine space, comfort, and independence in a highly desirable setting.

Prestige Real Estate consultant - Global Luxury Brand Spécialist

Esterel Realty Coldwell Banker - Coldwell Banker Europe

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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	201.56 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	8 rooms	NB de chambres :	6 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

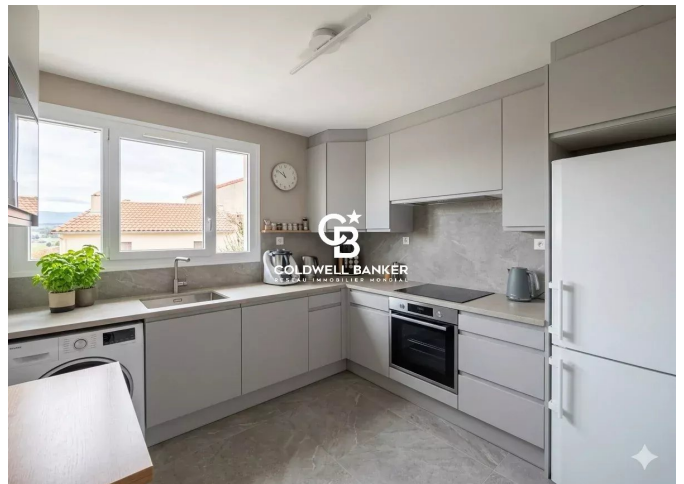
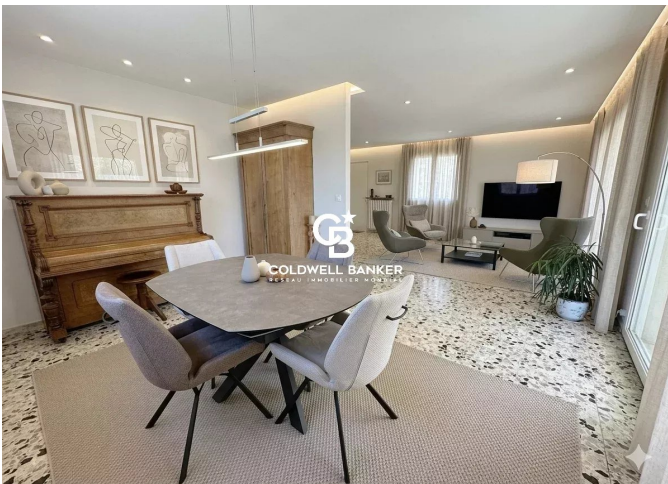
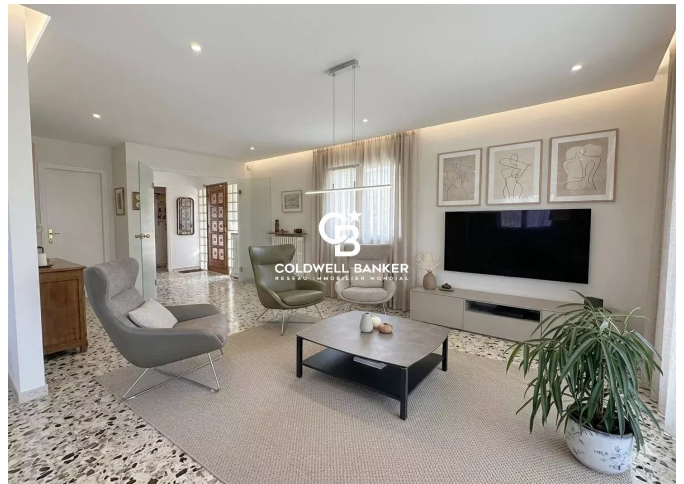
Diagnostic de performance énergétique (DPE) : D 201

Indice d'émission de gaz à effet de serre (GES) : D 44





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



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