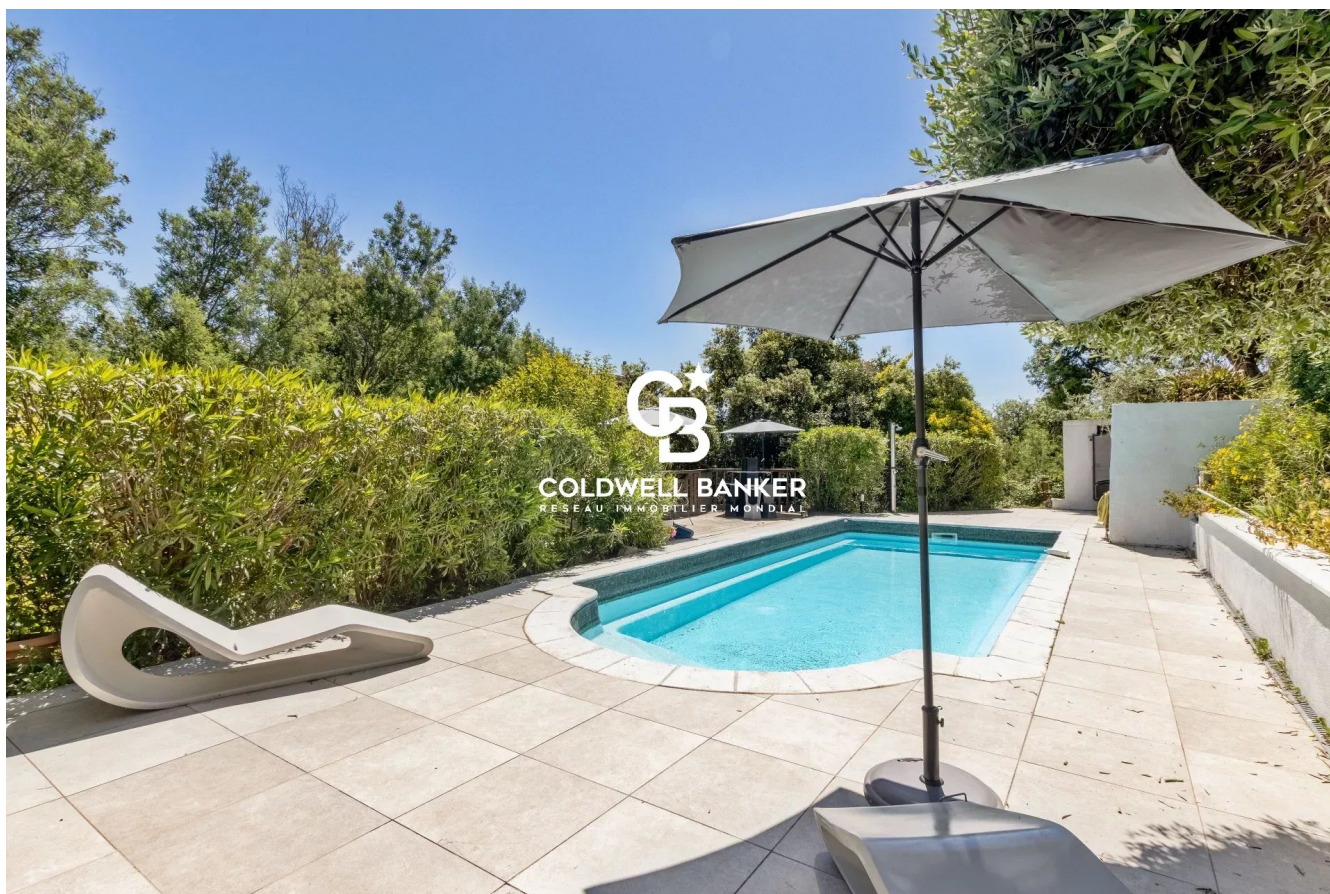


Maison Saint-Raphaël 220 m²



PRIX DE VENTE : 1 690 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

DESCRIPTION

Located in a private, secure estate in Agay, Saint-Raphaël, this remarkable villa, which has been tastefully and completely renovated, combines elegance, comfort and the Mediterranean way of life in a privileged setting nestled between the sea and the countryside.

Built on landscaped grounds of approximately 1,000 m², the property offers nearly 180 m² of living space with generous, light-filled rooms opening onto superb outdoor areas.

The main level features a stylish entrance hall leading to a spacious living room extended by a terrace offering pleasant sea views. The kitchen, a welcoming space open to the outdoors, invites you to make the most of moments spent together. A bedroom with a shower room and WC completes this level, designed for entertaining.

On the garden level, the sleeping quarters feature seven bedrooms, three shower rooms with WCs, and a bathroom, offering optimal comfort for hosting family and guests in an intimate and serene atmosphere. Outside, the carefully landscaped garden, swimming pool and relaxation areas lend this property a rare charm and an exceptional quality of life.

A secluded address on the Côte d'Azur, ideal as a luxury main residence or an elegant holiday home just a stone's throw from the beaches and coves of Agay...

CARACTÉRISTIQUES

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|----------------|---------|------------------|----------------------|-----------------|-------|
| Type de bien : | Maison | Surface : | 220.0 m ² | Taxe foncière : | €5.00 |
| NB de pièces : | 9 rooms | NB de chambres : | 8 bedrooms | | |

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

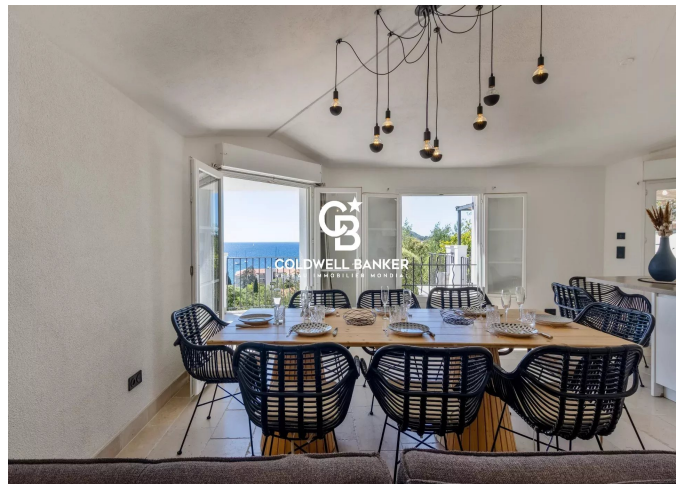
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 133

Indice d'émission de gaz à effet de serre (GES) : A 5



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