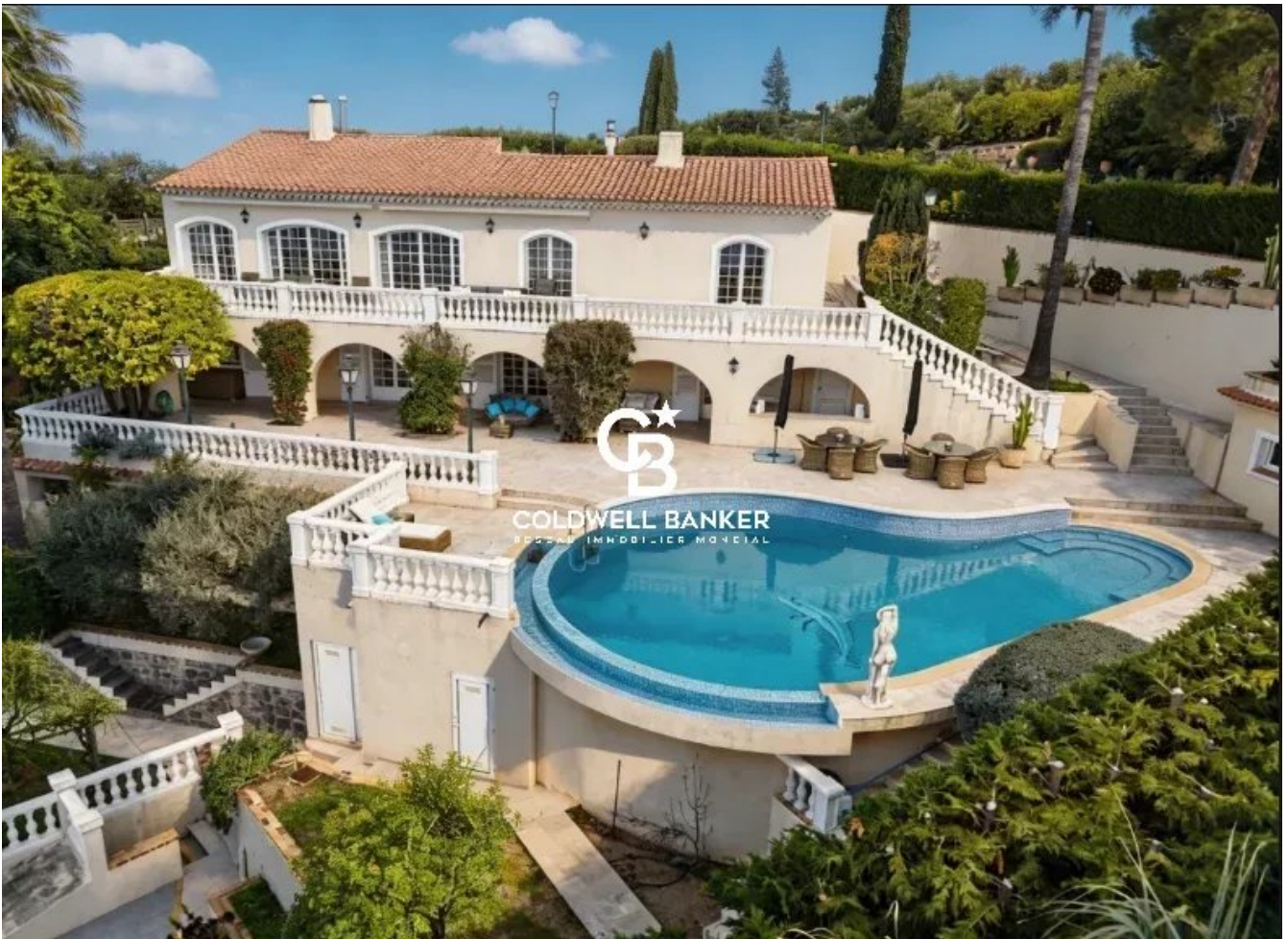


Maison Saint-Raphaël 350 m<sup>2</sup>

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SALE PRICE : 3 400 000 €

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## DESCRIPTION

A Strategic and Confidential Address

Perched above Le Trayas, this 350 m<sup>2</sup> property strikes the perfect balance between the vibrant energy of Cannes, the prestige of Monaco, and the legendary allure of the Gulf of Saint-Tropez.

Nestled within a secure residence, it offers absolute serenity. In an unbuildable area, its commanding position makes it a rare and valuable asset.

A true vantage point over the Riviera's rhythm.

Architecture in Service of Light

Open to the horizon, this villa captures the infinite.

Its classical lines — natural stone, colonnades, and wooden shutters — blend harmoniously with generous volumes where the sea view becomes omnipresent. Between transparency and brightness, the villa transforms into a private belvedere, sculpted by the coastal light. A magnificent setting devoted to contemplation.

The Balance Between Classic and Comfort

The interior design blends the nobility of British tradition with the organic warmth of South American roots — a fascinating contrast and a reflection of a unique cosmopolitan signature.

The Alchemy of Materials: The nobility of travertine meets the warmth of fine textiles and natural fibers — a mineral and sensory contrast of rare elegance.

Grandeur and Intimacy: Reception areas illuminated by natural light invite gatherings and conviviality.

Pure Space: A fluid floor plan where each living area flows naturally into the next.

Preserved privacy: Four suites with en suite bathrooms and sea views.

The Outdoors: The Magnificence of the Open Sea

The exterior is breathtaking: the infinity pool faces due south and merges seamlessly with the Mediterranean.

The 1,310 m<sup>2</sup> landscaped grounds feature lush vegetation and sun-drenched terraces, sauna, offering panoramic views of the sea—completely secluded from view. A covered parking area and additional exterior

spaces complete this exceptional setting.

A Premier Investment Asset

Its unique character and outstanding features make it a first-class choice for premium rental investment.

Two independent apartments complete the property.

A remarkable address where luxury is more than an appearance — it is an absolute freedom to contemplate infinity.

A true showcase home, balancing the brilliance of international receptions with the serenity of a private retreat.

Brochure available upon request.

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## FEATURES

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Property type:	Maison	Area:	350.0 m <sup>2</sup>	Number of rooms:	9 rooms
Number of bedrooms:	5 bedrooms				

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Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 128

Greenhouse gas emissions (GHG) index: B 7





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