

Maison Saint-Raphaël

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PRIX DE VENTE : 1 190 000 €

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## DESCRIPTION

Nestled in the heart of the sought-after residential area of Boulouris, this villa of approximately captivates with its elegance, brightness, and serene atmosphere. Fully renovated with high-end materials, it blends modern design and ultimate comfort in a lush, peaceful setting.

Set on a beautifully landscaped plot of 1,100 m<sup>2</sup>, the property enjoys a dominant position with an open view extending to the sea. Several parking spaces and a garage complete this refined home, where every detail has been carefully designed to ensure exceptional living comfort.

All on one level, the villa features a magnificent, sun-filled living area with large bay windows opening onto the pool and the landscaped garden. The contemporary, fully equipped kitchen, open to the living room, creates a warm and inviting atmosphere—perfect for entertaining in style.

The night area includes two bedrooms with built-in wardrobes, and a master suite with its own bathroom and dressing room. A shower room and separate toilet complete this floor.

Fully air-conditioned with a reversible system, the villa also offers a laundry room and convertible attic space, providing the opportunity for an additional level (architect's plans available).

A contemporary haven of peace, ideal as a main residence or holiday home, just a few minutes from the beaches and amenities of Boulouris.

Full details and visit on request

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## CARACTÉRISTIQUES

Type de bien : Maison      NB de pièces : 4 rooms      NB de chambres : 3 bedrooms

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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

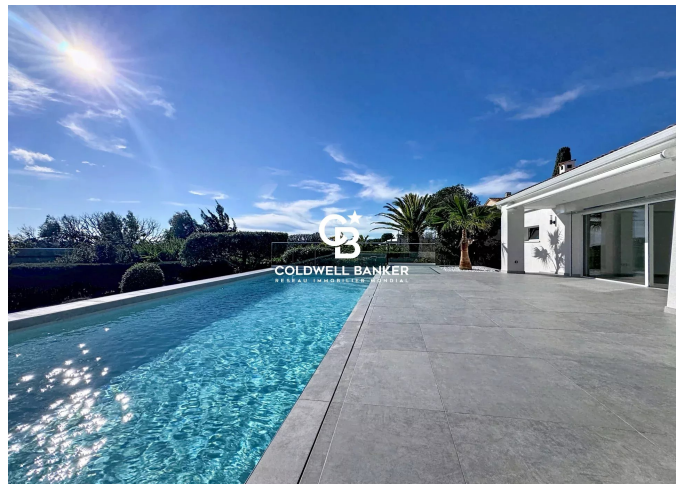
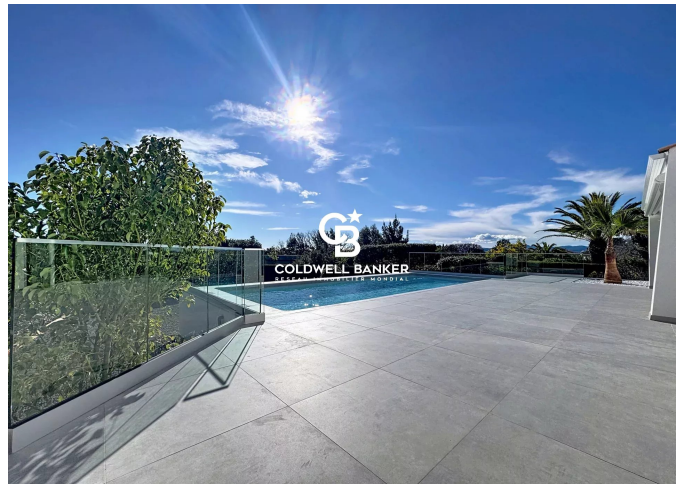
Diagnostic de performance énergétique (DPE) : C 137

Indice d'émission de gaz à effet de serre (GES) : A 4





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