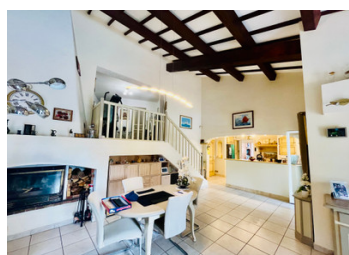
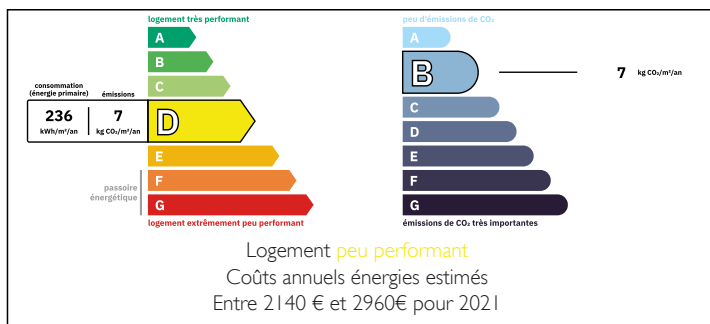


Provençal Villa with pool and independent studios – Saint-Raphaël, Valescure Golf District on sale



DPE



INFORMATION

Ville:	Saint-Raphaël
Département:	Var
Ch:	5
SdB:	5
Surface:	180 m2
Terrain:	802 m2

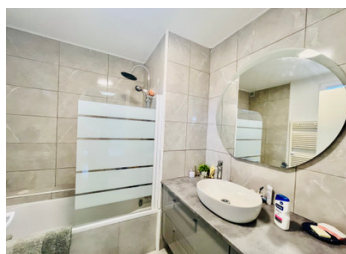
RÉSUMÉ

In the sought-after Valescure golf district of Saint-Raphaël, this charming Provençal villa of 170 m² combines tranquility, brightness, and elegance on a landscaped plot of 802 m² with private pool. The ground floor features a spacious living room with fireplace and open kitchen, a practical utility area, a home office opening directly onto the terrace, and a master suite with dressing and walk-in shower. Upstairs, three comfortable bedroom suites with private bathrooms and a versatile room (ideal as a playroom, library, or extra bedroom) complete the nice area.

The property also offers two fully equipped independent studios with separate access, perfect for guests or attractive rental income. A covered terrace with summer kitchen, garage, multiple parking spaces, reversible air conditioning, alarm system, fiber Internet, and a private borehole ensure modern comfort. Ideally located just 2 km from the

NB. Les prix cités font référence à des transactions en euros. Les fluctuations des taux de change ne sont pas de la responsabilité de l'agence ou de ceux qui la représentent. L'agence et ses représentants ne sont pas autorisés à faire ou donner des garanties relatives à la propriété. Ces indications ne font pas partie d'une offre ou d'un contrat et ne doivent pas être considérées comme des déclarations ou des représentations de faits, mais comme une représentation générale de la propriété. Toutes les superficies, les mesures ou les distances sont approximatives. Les textes, photographies et plans sont seulement donnés à titre indicatif et ne sont pas nécessairement complets. Leggett n'a pas testé tous les services, équipements ou installations et ne peut donc pas en garantir les spécificités.

Les informations pour les achats hors-plan sont donnés à titre indicatif seulement. La finition de la propriété peut varier. Les acheteurs sont invités à engager un spécialiste pour vérifier les plans et les spécifications énoncées dans leur contrat d'achat avec le promoteur.



TAXES LOCALES

Taxe foncière: 2496 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the residential Valescure golf district, this Provençal villa built in 1987 offers 170 m² of living space on a landscaped plot of 802 m². It provides a privileged setting of absolute tranquility, surrounded by greenery, yet within easy reach of shops and local amenities. Bright and well-oriented, the property enjoys an open view and even allows you to admire the summer fireworks of Saint-Raphaël and Fréjus.

Comfortable and Functional Interior

The ground floor opens onto a spacious 50 m² living room with fireplace, extended by a fully equipped Provençal-style open kitchen. A utility room and cellar add convenience. This level also includes a bright office with direct access to the pool, as well as a master suite with dressing room and modern bathroom.

Upstairs, a second master suite comes with its own bathroom and private roof terrace. Two additional suites, each with an en-suite shower room, provide optimal comfort for family and guests. A versatile room completes the level, easily adaptable as a playroom, library, or workshop.

Independent Studio

The property also features a fully equipped independent studio with separate access. Perfect for hosting guests in complete privacy, it also presents a valuable rental opportunity in this sought-after area.

Outdoor Spaces Designed for Relaxation

The villa offers a 30 m² covered terrace with a summer kitchen (barbecue and pizza oven), ideal for outdoor dining and entertaining. The landscaped garden surrounds a 9 x 4.5 m swimming pool with solar shower and lounge areas. A garage and several outdoor parking...