

**779 000 €**

**Contact agency**

**Esterel Immobilier**

52 Rue des Calanques

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**For sale apartment**

**3 rooms**

**Surface : 81 m²**

**Year of construction : 2016**

**Exposition : Sud**

**View : Dégagée collines**

**Hot water : Individuelle**

**Inner condition : excellent**

**Standing : luxury**

**Building condition : NEW**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, electric shutters

2 bedroom

2 terraces

2 show ers

2 WC

2 garage

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

14/06/2025 - Prix T.T.C



## Apartment 129 Saint-Raphaël

A duplex that flirts with dreams, in the heart of Valescure In a recent residence with a resolutely contemporary style, let yourself be charmed by this superb duplex where every detail seems to have been designed to combine comfort and the art of living. From the entrance, a beautiful fluidity is imposed: the living room bathed in natural light invites you to relax and opens generously onto a vast 22 m² terrace, sheltered from view - perfect for your breakfasts in the sun or your summer dinners. The modern, fully equipped kitchen is ideal for both impromptu meals and large gatherings. A first bedroom, a refined bathroom, and a separate toilet cleverly complete this level. Upstairs, privacy awaits: a second bedroom awaits, with direct access to a sumptuous 35 m² terrace equipped with a jacuzzi—the perfect place to relax under the stars. A dressing room and a second bathroom with a toilet complete this floor. And that's not all: a double garage, full air conditioning, a thermodynamic water heater, and electric shutters complete the property. Visitor parking is available within the residence. A rare property in a sought-after setting, to be discovered without delay.

**Fees and charges :**

Annual current expenses 3 000 €

Well condominium

779 000 € fees included

