

## Price on request

**Contact agency**

**Orion Immobilier**

503 Avenue de la Mer

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**For sale house**

**5 rooms**

**Surface : 157 m²**

**Surface of the living : 67 m²**

**Surface of the land : 950 m²**

**Exposition : Sud est**

**View : Mer**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, AIR CONDITIONING, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

3 bedroom

1 terrace

2 bathrooms

1 shower

3 WC

2 garage

1 parking

1 cellar

**Energy class (dpe) : C**

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



## House 2637 Saint-Raphaël

Le Trayas - Exceptional villa with panoramic sea views. Located in a sought-after private estate in Le Trayas, this villa offers breathtaking panoramic views of the sea, just minutes from the port of La Figueirette. Built over two levels and benefiting from optimal natural light throughout the year, this property combines elegance, comfort, and tranquility. The ground floor includes: a spacious, bright living room with a fireplace, a fully equipped kitchen opening onto a terrace, a separate toilet, and a master bedroom with an en-suite bathroom, offering stunning sea views. Upstairs, the sleeping area features two bedrooms, each with its own bathroom and walk-in closet, both enjoying unobstructed sea views. The villa also boasts a beautiful terrace with a swimming pool, a closed garage with several rooms to be customized according to your needs, as well as outdoor parking space.

Fees and charges :

