

## Price on request

### Contact agency

#### Immo France Sud

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### For sale villa

Surface : 162 m²

Surface of the land : 530 m²

Year of construction : 1900

Exposition : Sud ouest

View : Aperçu mer

Hot water : Electrique

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

### Features :

fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

3 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E



## Villa 2025-60 Saint-Raphaël

Nestled in the heart of the prestigious residential district of Valescure, this characterful property embodies all the elegance of an authentic Provençal country house dating back to the early 20th century. Formerly an outbuilding of a listed villa, it stands out for its history, typical architecture, and exceptional setting. Located just minutes from the renowned Valescure golf courses and Saint-Raphaël town center, the villa boasts a sea view stretching from the Roquebrune rock to Cap Camarat. Built from Esterel stone, it combines noble materials with Provençal tradition: antique terracotta tiles, Salernes tiles, double-glazed aluminum windows, and maintenance-free aluminum shutters. Facing south/southwest, it enjoys optimal sunshine throughout the day. Built on a 530 m² wooded plot (with space for a swimming pool), the villa offers 162 m² of living space, supplemented by a 16 m² garage. On the ground floor, you will discover an elegant 12 m² entrance hall, a bright 33 m² living room with fireplace, part of which houses a restored old chapel, a 15 m² bedroom, as well as a 17 m² master suite with its adjoining veranda, bathroom with whirlpool bath and toilet. On the garden level, the villa offers a separate 15 m² kitchen, a 16 m² dining room, a bedroom, an office, a bathroom with a bathtub and shower cubicle, as well as a beautiful covered terrace with a barbecue area to enjoy summer evenings. The house has benefited from recent

