

1 050 000 €

**Contact agency**

**Prestige by Lombard Immobilier**

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**For sale house**

**4 rooms**

**Surface : 115 m<sup>2</sup>**

**Surface of the living : 27 m<sup>2</sup>**

**Surface of the land : 396 m<sup>2</sup>**

**Year of construction : 1926**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : NEW**

**External condition : renovated**

**Couverture : tiling**

**Features :**

POOL, Bedroom on ground floor, double glazing, AIR CONDITIONING, CALM

3 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

Document non contractuel

## House 00 Saint-Raphaël

Located in the heart of the Notre Dame district, 5 minutes walk from downtown Saint-Raphaël and the beaches, renovation in progress for this beautiful period villa from 1926. It will consist of a beautiful living space, living room/lounge with contemporary open kitchen, 3 bedrooms including a master suite on the ground floor with dressing room and bathroom, laundry room, high-end services. All opening onto a very beautiful landscaped garden with swimming pool in absolute calm. The villa also benefits from a garage and a workshop. A unique property in the sector! Delivery planned for the beginning of the 2nd half of 2024. (Non-contractual 3d photos) Information on the possible risks to which this property may be exposed is available on the website [www.georiques.gouv.fr](http://www.georiques.gouv.fr)

Fees and charges :

1 050 000 € fees included

