

# Saint Raphaël - Modern villa with 5 bedrooms, individually apartment & 4 bathrooms

Price : € 958.000

**Rooms :** 8      **Bedrooms :** 5      **Bathrooms :** 4      **Sqft :** 208 m<sup>2</sup>      **Type :** House  
**Views :** Garden, Greenery      **Land Area :** 1257m<sup>2</sup>      **Reference ID :** 2319 / 478

Modern villa (1998 / total approx. 205m<sup>2</sup>) with 5 bedrooms, a separate 2-room apartment, 4 bathrooms, swimming pool (10 x 5m) jeux de boules court and a beautifully landscaped flat garden. The terrain is 1257 m<sup>2</sup>.  
Quietly situated, along a 1 direction road, in the luxury Valescure with its beautiful parks and golf courses, connected to the parc de Saint Raphaël " domaine de la Tour". The center of St. Raphaël and the coast are about 5 minutes by car and if you go to Agay you will be in 7 minutes at the atmospheric bay with its beautiful Esterel mountains.  
The format is as follows:  
Automatic gate, driveway to the property, ample parking (4 cars), entrance property, spacious and bright hall with guest toilet and open staircase to the floor with a 6 meter high glass façade in the stairwell.  
A bright living room with windows on 3 sides including sliding doors to the terrace (South) to the garden. See-through fireplace for both the living and the dining room. The dining area connects to the spacious modern open kitchen with oven, dishwasher, induction hob and large fridge. Both the dining room and the kitchen, just like the living room, have sliding doors to the garden terrace.  
Furthermore on this 'rez de jardin' the first bedroom / office, the master bedroom with patio doors to the garden, a private en-suite bathroom with shower and sink, and separate toilet. Next to the entrance there is a utility room with washing machine and a stair connection and indoor access to the lower floor situated apartment.  
Through the hall stairs to the first floor, landing, 3 bedrooms, 2 large ones situated at the garden-side and a child bedroom. The larger bedrooms have their own en-suite bathroom; one with shower and one with shower and bathtub.  
In addition to the indoor access, the apartment also has an entrance at the outside with an attractive and very private patio terrace.  
The format is, Hall, sitting room with access to spacious bedroom with sliding doors over the entire width to the patio terrace. Bathroom with shower, sink and toilet.  
The garden is well maintained with a beautiful lawn, a covered outdoor lounge, a swimming pool (10 x 5m.) with Roman steps, jeux de boules grounds and beautiful Mediterranean plants and trees including a beautiful Pin Parasol, palm trees, Oleander and Lavender. The plot is completely fenced.  
We look forward to receiving your request for viewing.

## Features :

Irrigation sprinkler	Double glazing	Swimming pool	Electric awnings
Sliding windows	Internet	Electric gate	Water softener
Air-conditioning	Fireplace	Home automation	Connected thermostat
Crawl space	Electric shutters	Outdoor lighting	Videophone
Bowling green			

## Area`s:

1 Balcony	2 Terrace	1 Land	2 Lavatory
5 Bedroom	1 Living-room	3 Shower room / Lavatory	1 Kitchen
1 Bathroom / Lavatory	1 Entrance	1 Laundry room	

## Nearby:

Bus (50 metres)	Shops	Primary school	Beach (5 minutes)
Town centre (5 minutes)	Hospital/clinic	Train station	Park
Supermarket	Tennis	Golf (100 metres)	Secondary school
Airport (60 km)	Sea (5 minutes)		

Energy - Conventional consumption Class : D  
 Energy - Emissions estimate Class : D  
 Land Value Tax : 2.974 € / year

Energy - Conventional consumption : 161.89 kWh/m<sup>2</sup>.year  
 Energy - Emissions estimate : 20.01 kg éqCO<sub>2</sub>/m<sup>2</sup>.year

See more

<https://azurpavillon.com/real-estate/listing/saint-raphaël-modern-villa-with-5-bedrooms-individually-apartment-4-bathrooms-2895318>