

# SAINT RAPHAEL - ANTHEOR | Spacious 2-layer villa at walking distance of the sea

Price : € 595.000

Rooms : 8      Bedrooms : 6      Bathrooms : 2      Sqft : 215 m<sup>2</sup>      Type : House  
Views : Sea, Mountains      Land Area : 1387m<sup>2</sup>      Reference ID : 2311 / 470

VENDUE - SOLD

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Exclusive sale:

Located directly behind the characteristic arches of Antheor, within walking distance of the beach, with sea views, is this spacious detached villa (approx. 215m<sup>2</sup>) with spacious garden (1,387 m<sup>2</sup>), 6 bedrooms, 2 living rooms, 2 bathrooms, 2 kitchens and various terraces. There is a "plunge pool" and the house is fully equipped with aluminum and pvc frames with double glazing.

The format is as follows:

entrance via staircase to the floor, spacious hall, living room with fireplace, sliding doors to the first balcony, located at the front, and a sliding door to the terrace on the side; both with beautiful views of the Esterel mountains and the sea! Closed kitchen, also with door to the side terrace. On this floor are 3 spacious bedrooms, all with fitted wardrobes and air conditioning, a modern bathroom with shower, a spacious guest toilet and a spiral staircase to the ground floor.

On the ground floor there is a private entrance and the layout is as follows;

hall, spacious living room with air conditioning, open kitchen and sliding doors to the front terrace. Also on this floor there are 3 bedrooms, one with air conditioning, a washing machine room and a spacious bathroom with bath, shower, double washbasin and toilet.

The garden is tastefully decorated and the house has a large brick barbecue and lots of storage space.

Walking distance to the beach and many restaurants in the area; well maintained, for sale with complete furnishings, this detached villa offers many pluses and many possibilities as well as an ideal investment for holiday rentals!

## Features :

Air-conditioning	Sliding windows	Fireplace	Double glazing
Crawl space	Outdoor lighting	Bowling green	Swimming pool
Furnished	Electric shutters	Barbecue	

## Area`s:

1 Land	2 Living room/dining area	6 Bedroom	2 Kitchen
2 Bathroom / Lavatory	2 Lavatory	2 Corridor	3 Terrace

## Nearby:

Bus (150 metres)	Shops (5 minutes)	Beach (40 metres)	Town centre (10 minutes)
Hospital/clinic (30 minutes)	Train station (5 minutes)	Public parking (5 metres)	Supermarket (10 minutes)
Sea port (5 minutes)	Golf (10 minutes)	Airport (50 minutes)	Sea (40 metres)
TGV station (20 minutes)	Highway (30 minutes)		

Energy - Conventional consumption Class : D  
Energy - Emissions estimate Class : B  
Land Value Tax : 1.380 € / year

Energy - Conventional consumption : 167 kWh/m<sup>2</sup>.year  
Energy - Emissions estimate : 8 kg éqCO<sub>2</sub>/m<sup>2</sup>.year

**Housing Tax : 1.780 € / year**

See more

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