

Saint Raphael, Antheor - Spacious villa with separate guest house on the Mediterranean and Esterel mountains

Price : € 990.000

Rooms : 8 Bedrooms : 5 Bathrooms : 3 Sqft : 185 m² Type : House
Views : Sea, Mountains Land Area : 1290m² Reference ID : 2304 / 463

Saint Raphael, Antheor - Spacious villa with separate guest house on the Mediterranean and Esterel mountains

Saint Raphael, Antheor - Great views of the Mediterranean and the Esterel Mountains literally in the back garden! Beautiful villa with "En Pierre" facade, consisting of main house with 4 bedrooms and a separate guest house. There are 2 closed garages (28m² & 15m²) and a beautifully tiled swimming pool (9m x 4m / modernized in 2015). The terrain (1.310 m²) is completely enclosed and beautifully laid out with different levels and equipped with Mediterranean trees and plants. The back garden to the main house has several terraces from the living room, lawn and the swimming pool (heated with solar panels), all on 1 level and with a lot of privacy.

The view is fantastic! From the living room and front-side one has a direct and 180 degree (!) sea view; on the side the view is to the rocks and the mountains of the Esterel. Here a high mountain wall protects the north side of the villa behind which the train tracks run so NO nuisance!

Just next to the house a hiking trail starts into the mountains.

The layout is as follows: Entrance via closed gate, parking on site for 3 cars and access to the 2 closed garages. Driveway on the side for the car to the main house as well as a staircase through the landscaped garden.

Entrance main house: hall with guest toilet, very spacious and bright living room with fireplace, high ceiling with beams and sliding glass wall with access to the terrace and the back garden. From any place in the living one has great sea views!!

An enclosed and spacious kitchen with sliding doors to covered and enclosed veranda with a 2nd dining room and a door to the second terrace. Also from here you have a great view at the sea as well as the Esterel mountains. Through the hallway a passage to the corridor with 2 bright bedrooms and a modern bathroom (2017) with shower and washbasin furniture.

Through the back garden a staircase leads to the apartment above. The format here is: living room with open kitchen, first bedroom, hallway to bathroom with shower and washbasin, separate toilet. Second bedroom at the rear.

On the garden side is a storage room and at the other side the entrance under the full length of the house to a spacious basement (high 1.82m) with plenty of storage space, a wine cellar and space for the washing machine and dryer.

The guesthouse is constructed and realized in 2013. The layout is: Veranda with fixed barbecue and outdoor kitchen, entrance, bright living room with fixed cupboards and open kitchen, bedroom with "en-suite" shower and a separate toilet.

The house is situated on the side of the railway- track to Cannes. Due to the higher location of the house; 100 m above sea level, there is really no inconvenience and precisely because of this a great and unobstructed view to and over the Mediterranean sea and the Esterel mountains!

Features :

Water softener	Air-conditioning	Fireplace	Double glazing
Crawl space	Irrigation sprinkler	Outdoor lighting	Alarm system
Security door	Bowling green	Swimming pool	Electric awnings
Electric shutters	TV distribution	Videophone	

Area`s:

1 Land	2 Garage	2 Apartment	2 Veranda
3 Terrace	3 Living room/dining area	3 Kitchen	5 Bedroom

3 Shower room / Lavatory

3 Lavatory

1 Cellar

1 Root cellar

Nearby:

Airport (50 minutes)

Highway (30 minutes)

Bus (150 metres)

Town centre (10 minutes)

Shops (5 minutes)

Train station (5 minutes)

TGV station (20 minutes)

Golf (10 minutes)

Hospital/clinic (30 minutes)

Sea (10 metres)

Beach (150 metres)

Sea port (5 minutes)

Supermarket (10 minutes)

Energy - Conventional consumption Class : D

Energy - Emissions estimate Class : B

Electricity : 1

Land Value Tax : 3.500 € / year

Energy - Conventional consumption : 228 kWh/m².year

Energy - Emissions estimate : 7 kg éqCO₂/m².year

See more

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