

# Saint-Raphaël - Valescure 3 bedroom ground floor apartment (98m<sup>2</sup>) + indoor garage.

Price : € 469.000



**Rooms :** 4

**Views :** Greenery,  
Garden, Golf

**Bedrooms :** 3

**Reference ID :** 2355 / 517

**Bathrooms :** 2

**Sqft :** 97.9 m<sup>2</sup>

**Type :** Apartment

Saint-Raphaël - Valescure 3 bedroom ground floor apartment (98m<sup>2</sup>) + indoor garage.

Saint-Raphaël - Valescure 3 bedroom ground floor apartment of 98m<sup>2</sup>, located in a small domaine (22 houses) with 2 swimming pools, a tennis court, lots of greenery and directly on the beautiful golf course d' Esterel. There are 3 bedrooms, 2 bathrooms with washbasin, bath or shower and toilet and a washing machine room. Furthermore, a spacious living room with side room currently used as study, half open kitchen and from all rooms there are French doors to the spacious terrace of approx. 20m x 3m! This terrace, over the entire width of the apartment, is covered and located on a sunny garden (S/W).

The apartment is air-conditioned and originally consisted of 2 lots (1-bedroom apartment and 2-bedroom apartment). If desired, this can be realised again.

The domaine is gated and there is a generous parking space.

Furthermore, under the tennis court, an extra storage room and a spacious indoor garage of which 2 parking spaces are included in the sale.

### Features :

Air-conditioning	Double glazing	Crawl space	Irrigation sprinkler
Outdoor lighting	Disabled access	Concierge	Golf
Swimming pool	Tennis court		

### Area`s:

1	1 Hallway	1 Bedroom	1 Bedroom
1 Shower room / Lavatory	5 Cupboard	1 Bedroom	1 Laundry room
1 Bathroom / Lavatory	1 Study	1 Corridor	1 Terrace

### Nearby:

Airport (50 minutes)	Highway (8 km)	Bus (300 metres)	Town centre (5 minutes)
Shops (800 metres)	Golf (10 metres)	Hospital/clinic (3 km)	Sea (5 minutes)
Public parking (10 metres)	Beach (5 minutes)	Supermarket (800 metres)	Tennis (10 metres)

Park

Energy - Conventional consumption Class : D  
Energy - Emissions estimate Class : B  
Land Value Tax : 2.394 € / year

Energy - Conventional consumption : 176 kWh/m<sup>2</sup>.year  
Energy - Emissions estimate : 7 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://azurpavillon.com/real-estate/listing/straphaël-valescure-spacious-100m2-ground-floor-apartment-2-x-garage-5548169>