

# Saint Raphaël - Beautifully located 6 room villa with garage and swimming pool

Price : € 695.000



**Rooms :** 6

**Views :** Greenery, Hills

**Bedrooms :** 5

**Land Area :** 1242m<sup>2</sup>

**Bathrooms :** 3

**Reference ID :** 2313 / 472

**Sqft :** 160 m<sup>2</sup>

**Type :** House

**SOLD BY OUR OFFICE**

**EXCLUSIVE SALE - Saint Raphaël - Beautifully located 6 room villa with garage and swimming pool.**

At the golf courses of Valescure, with 'own' access, we offer this spacious villa with 5 bedrooms, swimming pool and garage. The year of construction is 1998. The villa is beautifully and sunny situated in a beautiful green area and there is a spacious well-kept garden with jeux de boules area.

The format is as follows; double gate, driveway to the garage below. Entrance on living level, L-shaped swimming pool (south) with spacious and partly covered terrace, entrance house, hall with guest toilet, spacious living room with sitting and dining areas. At the front 2 x sliding doors to the pool terrace and at the rear a sliding door to the terrace overlooking the golf course. Open kitchen with various equipment and a door to the terrace at the rear.

The first bedroom is also located on this floor and has an "en-suite" bathroom with bath.

First floor with a further 2 bedrooms at the front and rear, a second toilet and a second bathroom with shower.

Staircase to the lower floor with two more bedrooms, one small one and one with sliding doors to the side of the villa. There is a third bathroom with shower, toilet and washbasin.

Furthermore on this floor a very spacious garage, a storage room and a washing machine room.

The garden is beautifully landscaped with colorful plants and beautiful trees. The pool has a Roman staircase so you can slowly go into the cooling water.  
 The house needs some attention in terms of paintwork and minor repairs. That is why we offer it with this very competitive asking price!

**Features :**

Double glazing	Irrigation sprinkler	Outdoor lighting	TV distribution
Alarm system	Swimming pool	Sliding windows	Furnished
Electric shutters	Golf		

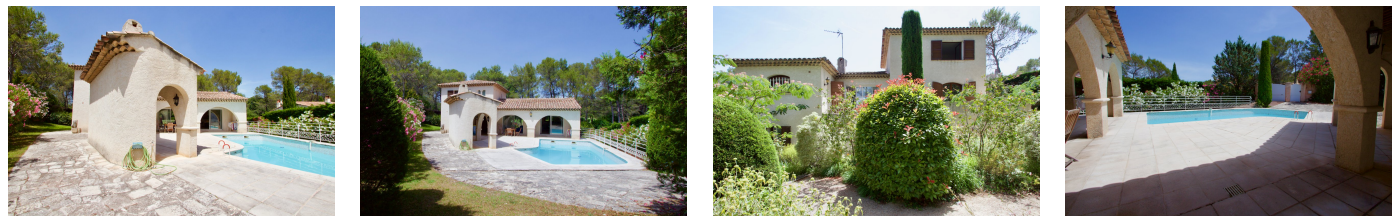
**Area`s:**

2 Terrace	1 Garage	1 Living room/dining area	1 Kitchen
5 Bedroom	1 Bathroom	1 Shower room	1 Shower room / Lavatory
2 Lavatory	1 Laundry room	1 Cellar	1 Land

**Nearby:**

Bus	Shops (2 minutes)	Town centre (10 minutes)	Hospital/clinic (5 minutes)
Public parking	Park	Supermarket (2 minutes)	Public pool
Tennis	Golf (10 metres)	Airport (65 km)	Sea (10 minutes)

Energy - Conventional consumption Class : A	Energy - Conventional consumption : -2 kWh/m².year
Energy - Emissions estimate Class : A	Energy - Emissions estimate : -2 kg éqCO2/m².year
Land Value Tax : 2.355 € / year	
Housing Tax : 2.769 € / year	



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