

Saint Raphaël - bright house at golf-course with garage and BEAUTIFUL VIEWS

Price : € 475.000



Rooms : 4

Views : Mountains,
Greenery

Bedrooms : 3

Land Area : 281m²

Bathrooms : 2

Reference ID : 2324 / 483

Sqft : 99 m²

Type : House

EXCLUSIVE SALE: Located between, and on the golf courses of Valescure (Valescure - Esterel and the 9-hole Academy) with a great view, we offer for sale this well maintained semi-detached 3 bedroom house with garage and free & beautiful views at the Esterel mountains.

The house is bright and spacious and is located in a small-scale domaine (11 houses and 34 apartments) with a communal swimming pool. There is a wide and spacious living room with sliding doors to the enlarged terrace and the back garden (south/east). There are three bedrooms, of which one at the ground floor, two bedrooms with en-suite dressings on the floor and there are two bathrooms. The construction year 2001 and the house is equipped with maintenance-free window and door-frames.

The layout is as follows:

front garden with terrace, entrance, hall with niche, equipped with sink, guest toilet and cloakroom.

Spacious and bright living room with an extra window at the rear and sliding doors to the terrace and the garden (South / East) with unobstructed, beautiful views. Through the living there is a connection to the ground floor bedroom with "en-suite" bathroom, with shower and sink. This bedroom also has a door to the terrace and the garden at the backside.

The Provencal open kitchen, situated at the front of the house, has various electrical equipments,

Via an open staircase in the living one can reach the floor with a spacious landing, bedroom 2, located at the front with a separate

dressing with a fixed cupboard, bedroom 3, located at the rear, also with a dressing and fixed cupboard and a 'French balcony' again with the fantastic unobstructed view of the Esterel mountains.
 Between these two bedrooms a spacious bathroom is situated, equipped with a double washbasin, a shower area and a second toilet.
 The garage, with washing machine and dryer, has an extra storage attic.
 This property with garage can be sold fully furnished.

Features :

Double glazing	Irrigation sprinkler	Outdoor lighting	Electric gate
Security door	Swimming pool	Furnished	Electric shutters
Golf			

Area`s:

1 Terrace	1 Garage	1 Living room/dining area	1 Kitchen
3 Bedroom	1 Bathroom / Lavatory	3 Lavatory	1 Land
1 Entrance	2 Walk-in closet	1 Shower room	

Nearby:

Bus	Shops (2 minutes)	Town centre (10 minutes)	Hospital/clinic (5 minutes)
Public parking	Park	Supermarket (2 minutes)	Public pool
Tennis	Golf (50 metres)	Airport (65 km)	Sea (10 minutes)

Energy - Conventional consumption Class : C

Energy - Emissions estimate Class : A

Electricity : 1

Land Value Tax : 1.386 € / year

Energy - Conventional consumption : 108 kWh/m².year

Energy - Emissions estimate : 5 kg éqCO2/m².year



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