

Saint Raphaël - Valescure - Bright, detached villa with stunning views

Price : € 1.490.000

Rooms : 5	Bedrooms : 4	Bathrooms : 2	Sqft : 180 m ²	Type : House
Views : Greenery, Hills	Land Area : 1183m ²	Reference ID : 2292 / 448		

Saint Raphaël - Valescure bright, detached villa with stunning views

Beautiful, free and at a quiet location, between the 3 golf courses of Valescure and Esterel with unobstructed views, is this detached villa (ca.180m² living space and a south / west location) situated. There is an heated overflow pool and jacuzzi, overlooking the hills of the Esterel with the famous red rocks. The plot is approx. 1200 m².

A bright, well insulated house with a spacious living room of approx. 55 m², 4 bedrooms, 3 bathrooms, an office and all well maintained.

The layout: driveway with automatic gate to the garage and carport. Entrance house, hall, cloakroom and guest toilet, office space, spacious and bright L-shaped living room with fireplace and several sliding doors to the terrace. Open dining room continuing to the spacious kitchen, equipped with almost all appliances, and with access to the terrace and the side with a covered 'summer lounge' and barbecue. Here you again can enjoy the beautiful view as well as the sunset. On the ground floor there are three bedrooms, two bathrooms with shower, of which one also with bathtub, and a second separate toilet.

Via the open staircase in the living room: access to the floor with the master bedroom, with doors to the balcony (S), dressing room, spacious bathroom with bath / jacuzzi, double washbasin and toilet and also access to the balcony with again great views of the hills of the Esterel.

Through the garage you can reach the attic with a lot of storage space.

The garden, South and West located, has beautiful terraces and is easy and very well maintained. There are beautiful Mediterranean trees and plants and a beautiful lawn.

The heated (salt water) 'overflow' swimming pool approx. 12m x 5 m and the jacuzzi can be heated separately.

This beautifully situated property is a real gem in Valescure and can be visited 7 days a week on request.

The villa (built around 1995) is very well insulated and equipped with:

Air conditioning (reversible) in all bedrooms;

Pvc and aluminum window frames with double glazing;

Aluminum shutters, centrally operated;

Automatic sun protection horizontal and vertical;

Alarm installation;

Glass fiber for fast internet;

Own water source with an collection of approx. 3000 l;

Aerosage (garden watering) system;

Water softener installation;

Spacious 'cave' storage room of approx. 10m² and a 'vide-sanitary';

Extra attic storage;

Overflow pool with heating system;

Jacuzzi with separate heating system;

The façades are treated with Pliolite (waterproof);

The garage is partly taken into the house but can easily be enlarged.

The golf courses Esterel and Valescure, as well as a golf academy, are 'just around the corner' as are the local shops. The beaches of St Raphael and Agay are 10 minutes away. Saint Raphael has a TGV train station and a boat connection to Saint Tropez, Marseille and Cannes.

Features :

Air-conditioning	Fireplace	Double glazing	Car port
Irrigation sprinkler	Outdoor lighting	Alarm system	Electric gate

Security door	Swimming pool	Sliding windows	Electric awnings
Electric shutters	Intercom	Water softener	Jacuzzi
Connected thermostat	Crawl space	Barbecue	Spring
Optical fiber			

Area`s:

1 Land	1 Entrance	1 Living room/dining area	1 Dining room
1 Kitchen	3 Bedroom	1 Shower room	1 Master bedroom
1 Bathroom / Lavatory	1 Cellar	1 Attic	2 Lavatory
3 Terrace			

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
Land Value Tax : 2.755 € / year
Housing Tax : 2.460 € / year

Energy - Conventional consumption : 100 kWh/m².year
Energy - Emissions estimate : 5 kg éqCO2/m².year

See more

<https://azurpavillon.com/real-estate/listing/saint-raphaël-valescure-bright-detached-villa-with-stunning-views-2436792>