

# Saint Raphaël - Valescure - Bright, detached villa with stunning views to the golf.

Price : € 1.370.000



**Rooms :** 5  
**Views :** Hills, Golf

**Bedrooms :** 4  
**Land Area :** 1474m<sup>2</sup>

**Bathrooms :** 3  
**Reference ID :** 2322 / 481

**Sqft :** 200 m<sup>2</sup>

**Type :** House

Located almost ON the golf courses of Valescure, which connects to the garden of the villa (ca. 200m<sup>2</sup>), is this beautiful and very well maintained villa with garage. There are great and unobstructed views on to the green and a private entree to the golfcourse, a large infinity swimming pool (5.50 x 11m) and lots of privacy on the whole plot with various seating – and relaxation areas and a 'pétanque' and play area for kids.

A spacious and bright living room, a dining room, modern kitchen, 4 bedrooms, 2 of them situated on the ground floor with en-suite bathroom and a 3rd bathroom for the 3rd and 4th bedroom, situated at the floor.

The layout is as follows: Closed entrance with automatic gate to the drive-way, the garage and parking spaces for several cars. Entrance to the villa at the garden level, hall / living room with guest toilet, sitting area with open fire place and, almost across the entire width of the living, there are doors to the front terrace with the overflow swimming pool. Through the living one can reach the dining area and the kitchen with various appliances. At the other side the kitchen opens to the second -covered- terrace with outdoor dining area which is connected to the side garden with outside shower.

At the same level as the living room, the masterbedroom is situated with an en-suite bathroom with bathtub, shower, washbasin and toilet. The bedroom has fixed wardrobes and doors to the garden / terrace with the swimming pool. The second bedroom / office is situated at the side on the same level and also has a private bathroom with shower and washbasin.

Through the living room the staircase leads to the floor with again 2 bedrooms, both with build in wardrobes and doors to the shared balcony. On this floor one can find the 3rd bathroom, also with shower and washbasin and across the bathroom there is a separate toilet area.

Through the hallway at the garden level a closed staircase leads to the garage with space for 2 cars. There also is a separate area for the washing machine and a large storage area / technical area with all the pool equipment.

The villa is well maintained and equipped with aluminum frames with double glas windows. Due to its private situation and magnificent view in the green ( with private entree to hole # 16) we are glad to may offer you this special and luxurieux property.

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 :

Double glazing	Irrigation sprinkler	Outdoor lighting	Alarm system
Electric gate	Swimming pool	Sliding windows	Electric shutters
Intercom	Crawl space	Fire alarm system	Golf
Bowling green	Fireplace	Playground	

#### Area`s:

1 Land	1 Entrance	1 Living room/dining area	1 Kitchen
4 Bedroom	2 Shower room	1 Bathroom / Lavatory	1 Garage
3 Lavatory	2 Terrace	1 Maintenance room	1 Laundry room

#### Nearby:

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

Energy - Conventional consumption Class : B  
 Energy - Emissions estimate Class : C  
 Land Value Tax : 3.041 € / year

Energy - Conventional consumption : 57 kWh/m².year  
 Energy - Emissions estimate : 13 kg éqCO2/m².year



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