

# Large villa + 325 m2 in the luxury Parc de Saint Raphaël, Domaine de la Tour

Price : € 1.190.000

Rooms : 8  
Views : Greenery

Bedrooms : 3  
Reference ID : 2323 / 482

Bathrooms : 3

Sqft : 258.75 m²

Type : House

## SOLD BY OUR AGENCY

Luxury villa of over 325 m2 with large indoor swimming pool, at a very private location on a spacious (forest) plot of approximately 2700 m2, in the luxury Parc de Saint Raphaël, Domaine de la Tour.

This domaine is located in Valescure, between the golf courses of the Esterel, about 10 minutes by car from the coast of Saint Raphaël or, alternatively, the Bay of Agay.

The 3-layer villa was built in 1996 and is very spacious; There is a spacious living room, a dining kitchen with utility room, 3 bedrooms with 3 bathrooms of which the master bedroom with a beautiful veranda, located on the entire top floor. There is also a double garage and of course the large indoor swimming pool (space is 14 x 7.60 m) with a high glass ceiling which can be opened.

The layout is as follows: entrance, spacious and bright hall with guest toilet and closet, passage to the bright living room with fireplace in the sitting area and a dining area with sliding doors to a balcony. The living room has glass walls on the opposite sides; to the balcony at the front and to the terrace at the back-side (south / west) which is adjacent to the secluded garden with forest plot!

Through the living room a connection to the sleeping area on the same level with spacious hall / corridor, bedroom 1 with sliding doors to the rear and 'en-suite' bathroom with bath, shower, sink and toilet. The second bedroom is located at the front, with access to the balcony. This bathroom has a laundry room which can be changed into an 'en-suite' bathroom. The hall / corridor on this side continues to the indoor swimming pool with dressing room, bathroom with shower, a separate toilet and, at the rear, sliding doors to the terrace / garden.

Through the entrance hall you can reach the kitchen with fireplace and a utility room. The kitchen is well equipped and has a door to the terrace with outside BBQ of which a part is covered.

The entrance hall also offers the staircase with access to the master bedroom upstairs: hallway, laundry room, dressing, spacious bathroom with bath, shower, washbasin and toilet. The bedroom, over the entire width, with a large covered terrace / veranda with a great view of the garden.

The lowest floor, which can also be reached indoors, has various enclosed (technical) spaces and storage areas and also a spacious double garage of approximately 45 m2.

This spacious and luxurious villa is very competitively priced and awaiting for a quick buyer!

## Features :

Fireplace	Double glazing	Sliding windows	Furnished
Electric shutters	Barbecue	Outdoor lighting	Electric gate
Swimming pool	Water softener	Electric awnings	Alarm system
Intercom	Security door	Central vacuum system	Connected thermostat

## Area`s:

1 Entrance	1 Living room/dining area	1 Kitchen	1 Laundry room
4 Lavatory	3 Bedroom	3 Bathroom	1 Garage

2 Root cellar

2 Hallway

1 Maintenance room

1 Veranda

1 Indoor swimming pool

**Nearby:**

Shops (5 minutes)

Beach (10 minutes)

Town centre (10 minutes)

Hospital/clinic (10 minutes)

Train station (10 minutes)

Park

Supermarket (5 minutes)

Tennis (5 minutes)

Golf

Airport (65 km)

Sea (10 minutes)

Highway (15 minutes)

On main road (200 metres)

**Energy - Conventional consumption Class : B**

**Energy - Emissions estimate Class : B**

**Land Value Tax : 3.968 € / year**

**Housing Tax : 4.601 € / year**

**Energy - Conventional consumption : 60 kWh/m².year**

**Energy - Emissions estimate : 8 kg éqCO2/m².year**

See more

<https://azurpavillon.com/real-estate/listing/large-villa-325-m2-in-the-luxury-parc-de-saint-raphaël-domaine-de-la-tour-3367738>