

St. Raphaël - Spacious authentic villa with external buildings (+ 500m2) in the luxury Valescure

Price : € 2.500.000



Rooms : 12
Land Area : 3629m²

Bedrooms : 9
Reference ID : 2331 / 490

Bathrooms : 9

Sqft : 490 m²

Type : House

St. Raphaël - Spacious authentic villa 'en pierre' with external buildings (+ 500m2) in the luxury Valescure

From origin a "hameau" is this beautifully restored authentic Mas with lots of space and various outbuildings. Located in the quiet and green Valescure of Saint Raphael, famous for its micro climate, at about 10 minutes from the beach of Agay and the beach of Saint Raphael on the other side. Three traditionally known golf courses are just meters away from the villa which has a private access to the golf course of Valescure.

At the front of the villa is a spacious carport with space for 4 cars. is situated. The garden is well maintained and has typical Mediterranean plants and a spacious lawn. The plot of 3629 m2 is completely fenced is not overlooked and offers a lot of space and privacy. There is a "Place de boules" but of course also a wonderful swimming pool of 15 by 4.5 meters, covered with an electric solar-deck. At the side one can find the Poolhouse with outdoor kitchen / bbq and a large covered terrace with lounge and dining area. Near the other side of the pool the dressing room with extra shower and toilet is situated.

In the villa, in a lower part which is accessible via the garden, there is a sports facility with sauna and shower. The villa offers 5 bedrooms, all with private bathroom with bath, sink and toilet and access to a private terrace or balcony. The first outbuilding (approx. 85 m2) has a living room, kitchenette, 3 bedrooms and 2 bathrooms. The second annex (approx. 32 m2) has a lounge,

bedroom and bathroom and is ideal for use as an office.

The other annexes contain a spacious workshop (approx. 25 m2), an atelier and cellars with the heating equipment's for the buildings.

The layout of the villa is as follows:

Entrance villa, hall with cloakroom and guest toilet, spacious lounge and dining room, approx. 70 m2 with high ceilings, glass sliding doors to the garden and a separate bar area. Second sitting room / library with fireplace, also with sliding doors to the garden. Through the dining room, with many fixed cupboards, you can reach a pantry / coffee kitchen and the large kitchen. Most equipment is present here, including two ovens, two induction hobs and double refrigerators / freezers. Through the kitchen one can reach a linen room with access to the hall and, at the rear, a separate washing machine area with door to a side terrace and a cooling room / storage room with access to the dining room.

On the ground floor there are three bedrooms, each with en-suite bathroom and toilet in various Mediterranean blue colors. The bedrooms all have doors to the front, side or back garden.

Via the staircase you can reach the floor with an additional lounge in the mezzanine above the dining room. Furthermore, an other two bedrooms, again wit en-suite bathroom and toilet, and private terrace / balcony. At the frontside of the villa another spacious balcony is situated.

All rooms in the villa are equipped with air conditioning. This villa is unique in type and we will gladly make an appointment with you for a viewing.

Features :

Fireplace	Double glazing	Sliding windows	Furnished
Electric shutters	Barbecue	Outdoor lighting	Electric gate
Swimming pool	Water softener	Alarm system	Security door
Connected thermostat	Air-conditioning	Caretaker house	Crawl space
Car port	Irrigation sprinkler	Videophone	Golf
Bowling green	Sauna	Playground	

Area`s:

1 Land	3 Living room/dining area	8 Bedroom	1 Master bedroom
9 Bathroom	2 Balcony	4 Kitchen	1 Summer kitchen
2 Laundry room	10 Lavatory	3 Root cellar	2 Maintenance room
1 Exercise room	1 Sauna		

Nearby:

Airport (65 km)	Highway (15 minutes)	Town centre (10 minutes)	Train station (10 minutes)
Golf	Hospital/clinic (10 minutes)	Sea (10 minutes)	Beach (10 minutes)
Supermarket (5 minutes)	Shops (5 minutes)	Park	On main road (200 metres)
Tennis (5 minutes)			

Energy - Conventional consumption Class : D

Energy - Emissions estimate Class : D

Land Value Tax : 7.963 € / year

Housing Tax : 5.376 € / year

Energy - Conventional consumption : 156 kWh/m².year

Energy - Emissions estimate : 35 kg éqCO2/m².year



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