



# IMMO FRANCE SUD

€ 689 000

## Buying villa provençale

Surface : 162 m<sup>2</sup>

Surface of the land : 530 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud ouest

View : Aperçu mer

Hot water : Electrique

Inner condition : A moderniser

External condition : good

Couverture : tiles

### Amenities :

fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

3 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges)

: D

Estimated annual energy between 2890 and 3970 € (reference year 2023)

### Legal information

689 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Villa provençale Saint-Raphaël

Nestled in the heart of the prestigious residential district of Valescure, this characterful property embodies all the elegance of an authentic Provençal country house dating back to the early 20th century. Formerly an outbuilding of a listed villa, it stands out for its history, typical architecture, and exceptional setting. Located just minutes from the renowned Valescure golf courses and Saint-Raphaël town center, the villa boasts a sea view stretching from the Roquebrune rock to Cap Camarat. Built from Esterel stone, it combines noble materials with Provençal tradition: antique terracotta tiles, Salernes tiles, double-glazed aluminum windows, and maintenance-free aluminum shutters. Facing south/southwest, it enjoys optimal sunshine throughout the day. Built on a 530 m<sup>2</sup> wooded plot (with space for a swimming pool), the villa offers 162 m<sup>2</sup> of living space, supplemented by a 16 m<sup>2</sup> garage. On the ground floor, you will discover an elegant 12 m<sup>2</sup> entrance hall, a bright 33 m<sup>2</sup> living room with fireplace, part of which houses a restored old chapel, a 15 m<sup>2</sup> bedroom, as well as a 17 m<sup>2</sup> master suite with its adjoining veranda, bathroom with whirlpool bath and toilet. On the garden level, the villa offers a separate 15 m<sup>2</sup> kitchen, a 16 m<sup>2</sup> dining room, a bedroom, an office, a bathroom with a bathtub and shower cubicle, as well as a beautiful covered terrace with a barbecue area to enjoy summer evenings. The house has benefited from recent work (end of 2023): roof repair, replacement of the gas boiler and hot water tank. A

