

1 480 000 €

Contact agency

Orion Immobilier

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For sale villa

5 rooms

Surface : 145 m<sup>2</sup>

Surface of the living : 42 m<sup>2</sup>

Surface of the land : 1574 m<sup>2</sup>

Year of construction : 1958

Exposition : Sud

View : Mer panoramique

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, AIR CONDITIONING, Bedroom on ground floor, double glazing, Automatic gate, CALM

3 bedroom

3 showers

5 WC

5 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

27/09/2024 - Prix T.T.C



### Villa 2520 Saint-Raphaël

Splendid detached villa with a panoramic sea view located in the popular area of Trayas in Saint-Raphaël. This property, built in 1957, offers a good interior condition with large rooms bathed in light thanks to its southern orientation. With a living area of 145m<sup>2</sup> spread over 2 levels, it is currently divided into two apartments. It offers three suites each with its own shower room and toilet, two separate toilets, a storeroom and a cellar. The main living room, a friendly living room of 42m<sup>2</sup>, an independent equipped kitchen. A plot of 1574m<sup>2</sup> completes this property, with a magnificent sea view. High-end services: reversible air conditioning, double glazing, automatic gate, bedroom on one level, swimming pool and a large garden. Mains drainage. An oasis of calm and comfort.

Fees and charges :

1 480 000 € fees included

