

1 248 000 €

**Contact agency**

**Azur Realty Immobilier**

907 avenue de la Corniche d'Azur

83370 Saint-Aygulf

06 71 17 88 21 / azur.realty@gmail.com

**For sale villa**

**8 rooms**

**Surface : 152 m<sup>2</sup>**

**Surface of the living : 31 m<sup>2</sup>**

**Surface of the land : 2470 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud est**

**View : Mer**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Piscine 5x10 sel, chalet, Surface utile 325 m<sup>2</sup>, fireplace, Bedroom on ground floor, double glazing, veranda, Laundry room, Automatic gate, Absolute calm

6 bedroom

1 terrace

1 bathroom

2 showers

2 WC

2 garage

5 parkings

Document non contractuel

Energy class (dpe) : D  
28/02/2025 - Prix T.T.C

Emission of greenhouse gases (ges) : F



### Villa 1748 Saint-Raphaël

Purchase villa Saint-Raphaël at Cap Dramont . For nature lovers in an exceptional green setting without vis-à-vis and in absolute calm on a landscaped plot of approximately 2470 m<sup>2</sup>. This villa has numerous parking spaces and a large double garage, a large traditional swimming pool of 5x10, a beautiful terrace, a workshop and an apartment of approximately 40 m<sup>2</sup> on the ground floor. The total useful surface area is 325 m<sup>2</sup>. The villa with a Carrez Law surface area of 152 m<sup>2</sup> consists of a double living room with fireplace opening onto a large veranda with sea view, fitted kitchen with laundry room, six bedrooms including three on the ground floor, a fitted Italian-style shower room, two bathrooms. There is also a chalet and a bowling alley. Possibility of building a second villa on the land.

Fees and charges :

Annual current expenses 700 €

Well condominium

30 lots in the condominium 1 248 000 € fees included

