Angélique Agency
www.angeliqueagency.com

Vente & Achat
Location & Estimation
T. 09 81 33 21 94

## 600 000 €

**For sale house**
**5 rooms**
**Surface : 136 m²**
**Surface of the land :** 980 m²
**Year of construction :** 1989
**Exposition :** Sud ouest
**View :** Aperçu mer
**Hot water :** Electrique
**Inner condition :** Bon
**External condition :** Bon
**Features :**
Piscine, Chambre de plain-pied, Double vitrage, Arrosage automatique, Buanderie, Portail automatique, Calme

3 bedroom
1 terrace
2 bathrooms
2 WC
1 garage

**Legal information**
600 000 €
Fees paid by the owner, well condominium(127 lots in the condominium), annual current expenses 700 € (58 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,




## House 34 Saint-Raphaël

Valescure – Saint-Raphaël Golf Courses – Beautiful Villa with Infinity Pool and View of Roquebrune Rock Located in the sought-after area of Valescure, in the heart of the Saint-Raphaël golf courses, this beautiful 136 m² villa, built on a 580 m² plot, impresses with the quality of its construction, its lush surroundings, and its stunning infinity pool offering an exceptional living environment. The property enjoys a southwest exposure, perfect for making the most of the sunlight, along with a pleasant view of the Roquebrune rock. On the main floor, the villa features a spacious living area that includes a kitchen, dining room, and lounge, as well as two bedrooms, a bathroom, and a separate toilet. This space provides a comfortable and practical living arrangement. On the garden level, you will find a bedroom, a bathroom, and a porch. This level also offers great potential for customization, with the possibility to add a second bedroom...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1590 and 2230 € (reference year 2025)
Document non contractuel - 28/10/2026







