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2 bedroom New Build in Var

Saint Raphael , Var , Provence-Alpes-Cote d'Azur



€435,000

inc. of agency fees

2 Beds 1 Baths 24 sqm 81 ha

Ideally Located Between Cannes
And Saint-tropez, Saint-raphaël
Benefits From A Privileged
Location Which Gives It An
Exceptional Living...

At a Glance

Reference MFH-
PROAN2133660

Bed 2

Land 81 ha

Near to Saint Raphael

Bath 1

Pool No

Price €435,000

Hab.Space 24 sqm

Land Tax N/A

Property Description

Ideally located between Cannes and Saint-Tropez, Saint-Raphaël benefits from a privileged location which gives it an exceptional living environment. A natural paradise for golfers, Saint-Raphaël offers three magnificent golf courses with breathtaking views of the Esterel massif. Living to the rhythm of the Provençal markets, the city is enveloped in a peaceful, soft and warm atmosphere. Saint-Raphaël offers a range of water and land activities for sports lovers (diving, water skiing, hiking, etc.)

Reflecting an economic and ecological dynamism, the Palais des Congrès acts in favour of cultural events by allying with protecting the environment. With clean lines, sober volumes, and wide openings in terraces and balconies with glass railings, this new residence in Saint Raphael is firmly in line with concise and measured contemporary architecture with classic resonances.

The four-sided roof, the metal pergola, the coatings in light brown and ocher colours, and the plantations of Mediterranean species perfectly integrate the building and its green spaces into its Provençal environment. On the heights of Saint-Raphaël, this residence is located in a mainly residential area. Small apartment buildings stand alongside numerous neo-Provençal villas surrounded by gardens with swimming pools.

Following the shape of the land that hosts it, the residence has four living levels: a garden level, a ground floor and two floors.

The surrounding park alternates between vegetal and mineral atmospheres, mixing quickset hedges, Mediterranean shrubs, flower beds and boulders on the natural barrier. The sixteen high-stemmed trees, scattered over the grassy parterres, illustrate the richness of the southern vegetation: Aleppo pines and Judas trees adjoin false pepper trees, oaks and olive trees. Four palm trees enrich the whole and bring a more coastal touch.

Buy a new apartment on the Cote d'Azur

Between sea and mountains, Provençal massifs and the Mediterranean coast, we can say it: the Côte d'Azur is a dream! Known for its world-famous cities: Cannes, Saint-Tropez, and

Saint-Raphaël and for its breathtaking landscapes and viewpoints, it charms with the beauty of its land. Splendid, soothing, sporty, lively, colourful, sunny, you have recognized it! It is indeed in Saint-Raphaël, a quiet city on the Riviera with an unrivalled sweetness of life, that we offer you the chance of a lifetime.

It is the ideal location for this intimate residence, firmly part of a Provençal architectural tradition. Nestled in lush nature, on the heights of the city, it resonates as an invitation to the experience of a lifetime, with the accents of a motionless journey between spectacular landscapes and sensory life. The PACA region is full of many natural treasures due to its great cultural diversity and magnificent landscapes.

A sunny destination, this beautiful region, famous for its Mediterranean coastline, hides in its hinterland various places conducive to idleness. Between beaches, creeks with turquoise waters, lavender fields, vineyards and olive groves, enjoy different worlds in the same region. The sweetness of life, breathing, well-being, and relaxation plunges us into a holiday atmosphere, leaving plenty of room for rest and an unparalleled quality of life.

On the mountainside, it is the ideal place for ski and winter sports enthusiasts. The most beautiful ski resorts and the largest ski areas are nearby, with no less than 8,495 slopes, including the largest ski area in Europe: Les 3 Vallées – Val Thorens/Les Menuires/Méribel/Courchevel (600km of slopes).

The Provence-Alpes-Côte-d'Azur region is one of the most tourist regions of France, with an average visitor rate of 30 million per year; tourism is a key factor for the local economy representing 20 billion euros. euros in annual revenue. (Source: South Provence-Alpes-Côte-d'Azur Region).

The strong points for this new construction

11 apartments distributed in a building in R+3

7 T2 apartments and 4 T3 apartments, with the possibility of configuration in T3/T4 subject to feasibility

Terraces, balconies and private gardens

22 parking spaces in the basement and 11 cellars on the ground floor

Living area from 53 m² to 81 m²

Secure residence

Access to the car park by lift for light vehicles

SUPERMARKET - 1 min by car, 6 min on foot

NEARBY SHOPS - city center - 5 min by car, 19 min on foot

FISH MARKET, AGAY MARKET, BOULOURIS MARKET - All year round, every morning - 5 min by car

CINEMA - 6 min by car, 20 min on foot

SERVICES - Banks, Post Office, Town Hall 5 min by car, 19 min on foot

EARLY CHILDHOOD - 6 multi-care centres, 1 micro-crèche, 2 associative crèches, 3 private crèches

EDUCATION - 8 kindergartens, ten primary schools, three colleges, two high schools, 3 study establishments

superior. Monge and Roustan School Group - 1 min by car, 4 min on foot

BEACHES - 36 km of coastline, 28 beaches, coves and creeks. Veillat Beach - 6 min drive

PORTS - 5 ports with nautical and yachting services

STATION (TGV) - 6 min by car, 20 min on foot

Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Bathrooms	1
Price	€435,000

Key Information

Internal Area:	24 sqm
Land Area:	81 ha

Location: Provence-Alpes-Cote d'Azur



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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