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2 bedroom New Build in Var

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



€469,000

inc. of agency fees

2 Beds 1 Baths 174 sqm 83 ha

The Charming New Build Is Ideally Located Halfway Between The City Centre, The Beaches And The Essential Shops. On The Heights Of...

At a Glance

Reference	MFH- PROAN2133661	Near to	Saint Raphael	Price	€469,000
Bed	2	Bath	1	Hab.Space	174 sqm
Land	83 ha	Pool	No	Land Tax	N/A

Property Description

The charming new build is ideally located halfway between the city centre, the beaches and the essential shops. On the heights of the city, the residence was proposed as the perfect balance between proximity to the city and nature while preserving the advantages of its location that give it a natural cocoon of vegetation.

The intimate residence consists of 11 large apartments of 1 and 2 bedrooms, from 53 m² to 81 m² on 4 levels. Harmoniously distributed, they have spacey and bright living rooms accompanied by an optimized layout and high-quality finishes. Room and comfort are the keywords, with rooms offering warmth and intimacy. The interior is extended with a terrace, a garden or a balcony.

New apartments in Saint Raphael; six minutes from beaches

You live in a beautiful green environment, just outside the hustle and bustle. The Plage du Veillat beach is only six minutes away by car. And if you like cycling, you will be there in 12 minutes. A perfect pied-a-terre for relaxing holidays.

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 reservation

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

Living safely

Access to the car park by lift for light vehicles

What's nearby this new apartment in Saint Raphael?

SUPERMARKET - 1 min by car, 6 min on foot

NEAR 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

SMALL CHILDREN - 6 MultiCare centres, 1 micro nursery, 2 associative nurseries, 3 private nurseries

EDUCATION - 8 kindergartens, 10 primary schools, 3 colleges, 2 secondary schools, 3 study institutions

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

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

PORTS - 5 ports with nautical and yacht services

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

Do you know Saint-Raphael?

Saint-Raphaël is a coastal town in the Var department. Saint-Raphaël is located east of the city of Fréjus. Both places are separated by the river Pédégal. Over the centuries, both areas have almost grown together, which is why both places are regularly referred to as one place.

Various shops and restaurants can be found in the old centre of the town. One of the most popular attractions in the area is the Musée Archéologique, a museum showcasing shipwrecks. Massif de l'Etérel is also nearby. This nature reserve is perfect for hikers. Saint-Raphael is a great base for a holiday in the Cote d'Azur.

Archaeological evidence has shown that the area around the town of Julia Augusta has been inhabited since the prehistoric era, and menhirs have been found there. Before the Romans took over, the Ligurians, a Celtic tribe, occupied it. The Via Julia Augusta was constructed after the Romans took over Provence.

Due to its wide beaches and the variety of activities that it has to offer, Saint-Raphael has become a popular holiday destination in the Cote d'Azur. The old town centre is also full of experience and has plenty to offer, such as regularly organised markets.

The trade route connecting the Var and Italy through the Rhone valley and France was vital to the region's development. During this period, the town developed into a large Roman villa community. After the Roman Empire's fall, the area's coastline was ravaged by pirates. Some of the cities that were looted included Saint-Raphal. In 1065 AD, the town's name was

incorporated in official documents.

Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Bathrooms	1
Price	€469,000

Key Information

Internal Area:	174 sqm
Land Area:	83 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).

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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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