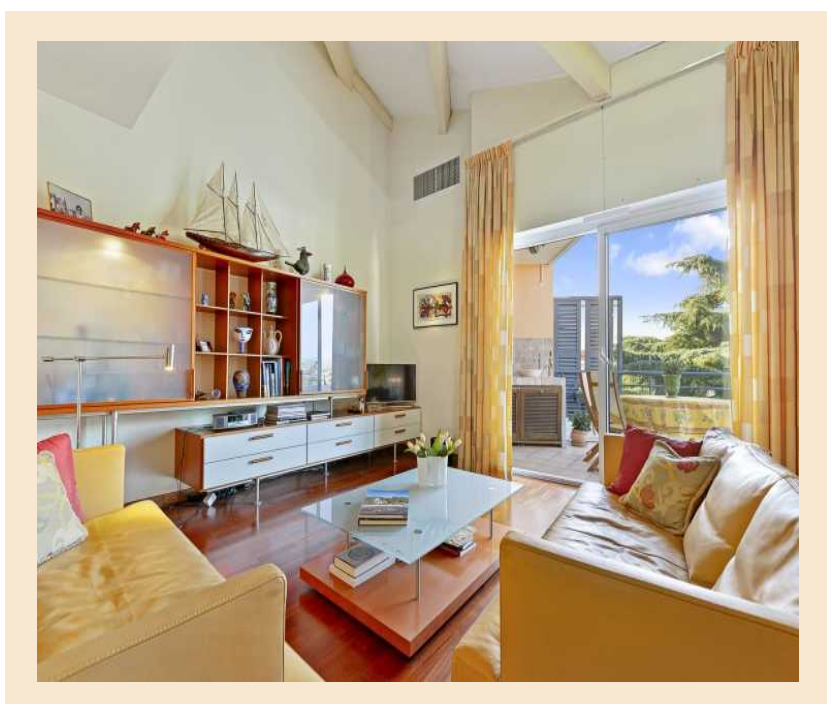


[Click to view MFH-PROHWCL83766066](#)

## Beautiful Duplex In The Center - Saint Raphaël

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



# €635,000

inc. of agency fees

2 Beds

85 sqm

Exceptional duplex apartment on the top floor, living surface of 85 m2 with two bedrooms, a bathroom with toilet, large terrace and garage. In excellent condition, very nice fittings with fine material...

### At a Glance

**Reference** MFH-  
PROHWCL83766066

**Bed** 2

**Near to** Saint-Raphaël

**Pool** No

**Price** €635,000

**Hab.Space** 85 sqm

**Land Tax** N/A

### Property Description

Exceptional duplex apartment on the top floor, living surface of 85 m2 with two bedrooms, a bathroom with toilet, large terrace and garage.

In excellent condition, very nice fittings with fine material choices and parquet flooring throughout.

Fully fitted open kitchen, high ceilings in the living room with dining area and guest toilet.

On the second floor two bedrooms with opening skylights and wardrobes sharing a bathroom with bathtub, shower and toilet.

Terrace with BBQ and beautiful views of a century-old culturally protected cedar tree and the Alps in the background.

The residency is located in a quiet area in a quiet neighborhood with walking distance to shops, restaurants, train station, harbour and beach.

Ideal for permanent residency or as pied-à-terre on the Riviera.

## Summary

Property type: Apartment  
Bedrooms: 2  
Price: €635,000

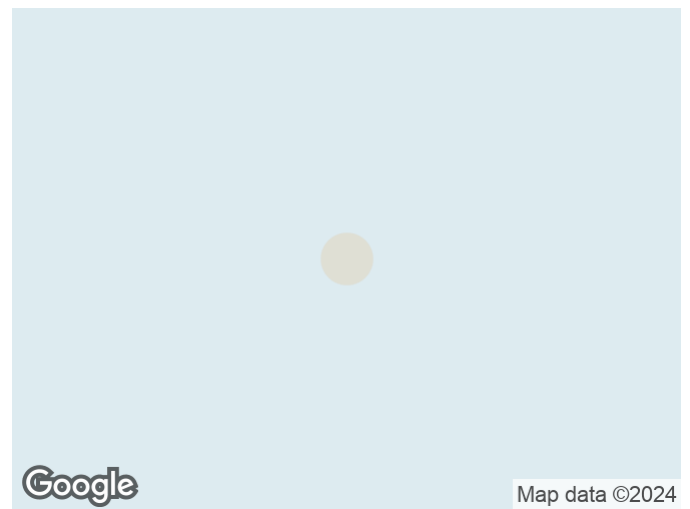
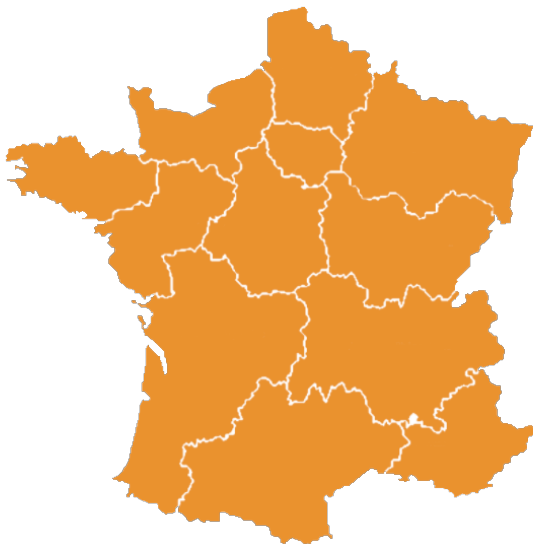
## Key Information

Year Built: 2004  
Internal Area: 85 sqm  
Property Features:

- Air-conditioning

Has Air Conditioning? Yes

## Location: Provence-Alpes-Cote-d'Azur



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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 calling 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.

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