



Villa

FREJUS (83)

**1 565 000 €\***

\* Agency fees to be paid by the seller



260 m<sup>2</sup>



6 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Dpt Var (83), for sale in FREJUS-ST RAPHAEL, Exceptional T6 residence of 260m<sup>2</sup> on 1750m<sup>2</sup> of landscaped land with swimming pool, in the secure private domain Les Rives de Valescure, on the Côte d'Azur between Cannes and St Tropez . Ideal location 3 km from the prestigious Valescure Golf and Tennis club \*\*\* New from the CapiFrance Luxe et Prestige network presented by your advisors Laëtitia JULLIEN and Yannick LACAGE \*\*\* Virtual tour available with 3D immersion. Located at the foot of the Estérel Massif, facing the Mediterranean, come and discover this magnificent exceptional residence built in 1978, then enlarged and renovated in 2008. Facing due south, the house is mainly on one level on almost 200m<sup>2</sup> including: - a living room of 85m<sup>2</sup> bathed in light thanks to the triple South, West and North exposure, opening onto the South terrace - the independent kitchen of 21m<sup>2</sup> opening onto the terrace and the swimming pool - a master suite of 28m<sup>2</sup> exposed South and West, access to the terrace, with its bathroom with bathtub, shower and toilet - a 17m<sup>2</sup> bedroom with shower, facing West, access to the terrace - an entrance with office facing East From the garden level, you access via an internal staircase the vast basement which includes a workshop, a cellar and the closed motorized garage of 43m<sup>2</sup>. The upper floor of the villa is accessible from the entrance and allows for a completely independent volume of type 3 with 2 large south-facing bedrooms (13 and 15m<sup>2</sup>), a bathroom, a living room with open kitchen of 20m<sup>2</sup> facing south . The 17m<sup>2</sup> upstairs terrace is accessible from all rooms and offers an independent outdoor space isolated from the rest of the house. The 1750m<sup>2</sup> land offers a landscaped garden with very beautiful species and beautiful flower beds. A very large terrace of approximately 200m<sup>2</sup> facing south allows you to enjoy the outdoors around the heated swimming pool with counter-current swimming and outdoor shower. High-end services: - Reversible air conditioning in all rooms - Large double-glazed aluminum bay windows - Motorized roller shutters - Bioclimatic pergola - Alarm - Automatic watering powered by a borehole - Landscaped garden with very beautiful exterior arrangements - Tiled swimming pool, at chlorine, heated, with closure by motorized roller shutter, counter-current swimming, outdoor shower - Large outdoor and covered parking space that can accommodate several vehicles - Closed and motorized garage of 43m<sup>2</sup> - Automatic gate The villa is located in a secure closed housing estate composed of 35 villas, connected to mains drainage and optical fiber. Co-ownership charges for the subdivision €20 per month (closed, secure residence, road maintenance) Property tax of €5,612 Very sought-after residential area close to shops, main roads and just 2 km from the beaches of the Côte d'Azur. For your daily trips, you quickly reach the city center of Fréjus and Saint-Raphaël. Bus lines are also available. Nursery, school, college nearby. Quick access to the A8 La Provençale motorway connecting Nice, Marseille and Aix en Provence St Raphaël Valescure SNCF TGV station Nice Airport 60km away Number of lots in the co-ownership: 35, Average annual amount of the share of charges (projected budget)(secure residence, road maintenance): €240 or €20 per month, with Volunteer Trustee. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



**Laëtitia JULLIEN**

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Agent

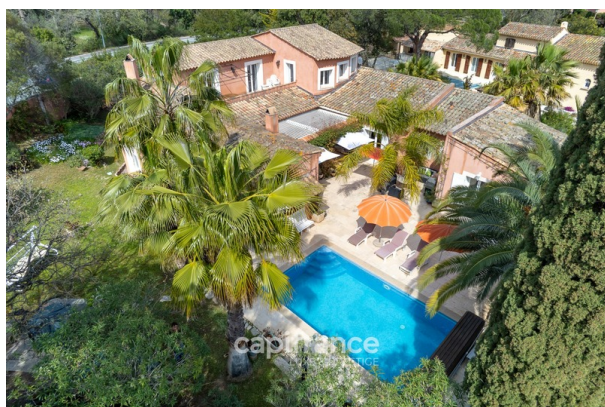
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Courts service city :  
MARSEILLE

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 805264

Property type ..... Villa

Year of construction ..... 1978

Exposure ..... South

View ..... Vue dégagée, sur Jardin, sur Piscine

### SURFACES

Living space ..... 260 m²

Surface Carrez Law ..... 260.11 m²

Living room surface ..... 33 m²

Land surface ..... 1750 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 35

Condominium fees ..... 20 €/mois

Share of expenses ..... 240 €

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 4

Number of bathrooms ..... 2

Toilets count ..... 3

Washrooms ..... 1

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 102

GES ..... 3

### APPENDIX

Parking ..... extérieur

Parking space ..... 5

Garage ..... 1

Cellar ..... 1

Videophone ..... Oui

### SERVICES

Air conditioning ..... Yes

Heater ..... climatisation réversible

Kitchen ..... équipée

Swimming-pool ..... Yes



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SAS au capital de 100.000 euros

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