



Apartment

SAINT RAPHAEL (83)

**850 000 €\***

\* Agency fees to be paid by the seller



91 m<sup>2</sup>



3 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

Are you looking for an exceptional apartment, with high-end services and careful decoration? Look no further, this real estate ad is made for you! CapiFrance is pleased to present this splendid apartment to you in the heart of the popular Plaines district in Boulouris Saint-Raphaël, close to the sea and shops.

The 3D virtual tour of this apartment is available on request.

Located in a luxury residence, this apartment offers a luxurious and comfortable living environment. As soon as you arrive, you will be seduced by the elegance and refinement of the decoration, entirely created by an interior designer.

Every detail has been thought of to create a warm and harmonious atmosphere.

The quality materials, design and impeccable finishes give this apartment a unique atmosphere. The apartment, served by an elevator, opens onto a very pleasant living room consisting of a living room opening onto the fully equipped modern kitchen, with American fridge, as well as a dining area.

The living room is extended by a first beautiful south-facing terrace.

On the night side, a large master suite of 25 m<sup>2</sup> awaits you with its bathroom and adjoining private toilet, as well as a bedroom and a second bathroom with WC. For your comfort, the apartment is fully air-conditioned, equipped with aluminium frames with reinforced insulation and a thermodynamic water heater.

One of the major assets of this apartment is its vast, fully furnished 67 m<sup>2</sup> roof terrace, not overlooked, enjoying a lovely open view of the vegetation. This rooftop is planted with Mediterranean species surrounding a jacuzzi for moments of absolute relaxation. In the basement you can take advantage of the bicycle room and a closed box of 16 m<sup>2</sup>.

If you are looking for a prestigious apartment, don't miss this unique opportunity.

Contact me now to organise your visit and discover for yourself all the charm and comfort of this exceptional apartment.

Number of lots in the co-ownership: 11, Average annual amount of the share of charges (projected budget)(elevator/gate/insurance): €1854 or €154 per month. Fees are the responsibility of the seller.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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!



**Emmanuelle  
MORAULT**

**BAGNOLS-EN-FORET  
(83600)**

Agent

RSAC : 909 307 241 00010

Courts service city :  
FREJUS

**(+33)6 81 63 86 29**

## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 845687

Property type ..... Apartment

Year of construction ..... 2019

Floor number ..... 2

Floors count ..... 2

Exposure ..... South

View ..... Vue dégagée

Furnished ..... Yes

### SURFACES

Living space ..... 91 m²

Surface Carrez Law ..... 91 m²

Living room surface ..... 39 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 11

Condominium fees ..... 155 €/mois

Share of expenses ..... 1 854 €

### COMPOSITION

Number of rooms ..... 3

Number of bedrooms ..... 2

Toilets count ..... 2

Washrooms ..... 2

Terrace ..... 1

### DPE/GES

DPE ..... 45

GES ..... 2

### APPENDIX

Parking ..... garage

Garage ..... 1

Videophone ..... Oui

### SERVICES

Air conditioning ..... Yes

Elevator ..... Yes

Heater ..... électricité

Heater ..... climatisation réversible

Kitchen ..... américaine

Swimming-pool ..... Yes



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle