LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43595RNW83 Price: 445 000 EUR

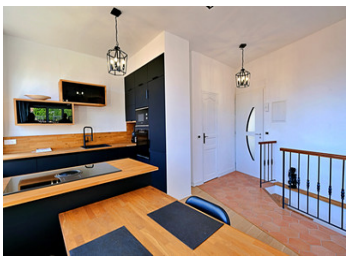
agency fees to be paid by the seller

Stylish renovated belle époque townhouse with superb sea views – walking distance to beach and port















INFORMATION

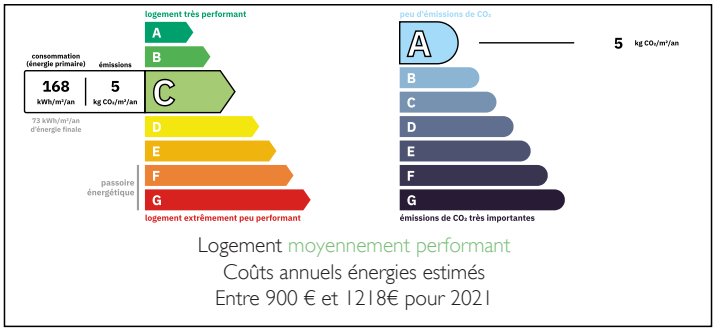
Town:	Saint-Raphaël
Department:	Var
Bed:	2
Bath:	2
Floor:	84 m2
Plot Size:	10 m2

IN BRIEF

A beautifully renovated belle époque townhouse set in the peaceful coastal area of Le Trayas, offering superb sea views, a sunny terrace and easy access to the beach. Ideal as a lock-and-leave second home, the property combines comfort, simplicity and a true Riviera lifestyle.

Located just minutes from La Figueirette beach, its marina and excellent seaside restaurants, the house enjoys a tranquil setting within the protected Estérel hills. While there is no private parking, there is plenty of free and convenient street parking close by.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 900 € et 1218€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43595RNW83 Price: 445 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **1256 EUR**

NOTES

DESCRIPTION

This fully renovated, belle époque townhouse is located in the sought-after coastal area of Le Trayas, perfectly positioned between Cannes and Saint-Raphaël. It offers an ideal combination of sea views, outdoor space and low-maintenance living - making it particularly well suited to foreign buyers looking for a reliable and easy-to-manage second home on the Côte d'Azur.

The property is set within the Estérel massif, a protected natural area designated as a Natura 2000 zone. This European classification is designed to preserve areas of outstanding natural beauty and ecological importance. In practical terms, it means that the surrounding landscape is protected from overdevelopment - offering long-term peace, privacy and the reassurance that the environment you see today will remain largely unchanged in the future.

The house itself is arranged over two levels.

On the ground floor, you will find two comfortable bedrooms, a bathroom, a separate shower room, a WC and a laundry room. This level is ideal for hosting family or guests, with a practical and well-thought-out layout.

Upstairs, the main living area is bright and welcoming, with large windows that bring in natural light and offer pleasant open views towards the sea and surrounding greenery. The open-plan kitchen and living space have been designed in a clean, contemporary style, creating a sociable and easy-to-live-in environment.

From here, doors open directly onto the terrace. This is the perfect spot for morning coffee, relaxed lunches or evening drinks, with a view of the Mediterranean and a peaceful atmosphere that reflects...