

FRONTLINE SEA VIEW VILLA IN ANTHÉOR – PANORAMIC SEA VIEW, EXCEPTIONAL SETTING AND B&B POTENTIAL

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PROPERTY FACT FILE

REFERENCE	A43173VAP83
PRICE	€ 1,295,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	215 m²
LAND	910 m²
TOWN	Saint-Raphaël
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Mains drainage, Private parking, Approx 15 km or less from coast

*Price based on current exchange rate which is subject to change





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- 180° panoramic sea views
- All upper rooms with sea view
- Independent units – B&B potential
- Frontline, walk to beach
- Quaint location on the peninsula

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Set in a unique frontline position in Anthéor, between the red rocks of the Estérel Massif and the Mediterranean Sea, this 215 m² villa enjoys breathtaking 180° panoramic sea views with complete privacy.

Built over two levels on a 910 m² plot, the upper floor offers bright,



DESCRIPTION

OVERVIEW:
This frontline villa in Anthéor boasts an exceptional 180° panoramic view over the Mediterranean and the Estérel Massif. Offering approximately 215 m² of living space on a 910 m² plot, the property combines light-filled interiors, generous volumes and remarkable versatility.

A rare advantage: all rooms on the upper level benefit from sea views, ensuring constant immersion in the Mediterranean setting.

The lower level's independent living units, combined with multiple shower rooms and kitchenettes, provide strong bed & breakfast or seasonal rental potential, particularly in this highly sought-after and touristic area of the Côte d'Azur.



LAYOUT:
The upper level comprises an entrance hall leading to a spacious living room with cathedral ceiling and fireplace, extended by a panoramic sea-facing loggia. The open-plan kitchen and dining area open onto a large terrace. Three bedrooms — all with sea views, including a master suite with its own shower room with WC, a bathroom and a guest WC complete this floor.

On the garden level, the property includes a 35 m² independent apartment with living room, kitchen, bedroom and shower room. A separate studio with its own shower room provides further autonomy.

A large adaptable space of approximately 55 m² with shower room and kitchenette can be converted into additional independent accommodation, creative studio, gallery or leisure space. Technical and storage areas complete this level.

The 910 m² garden offers...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43173VAP83

COMPLETE FILE AND PHOTO ON REQUEST

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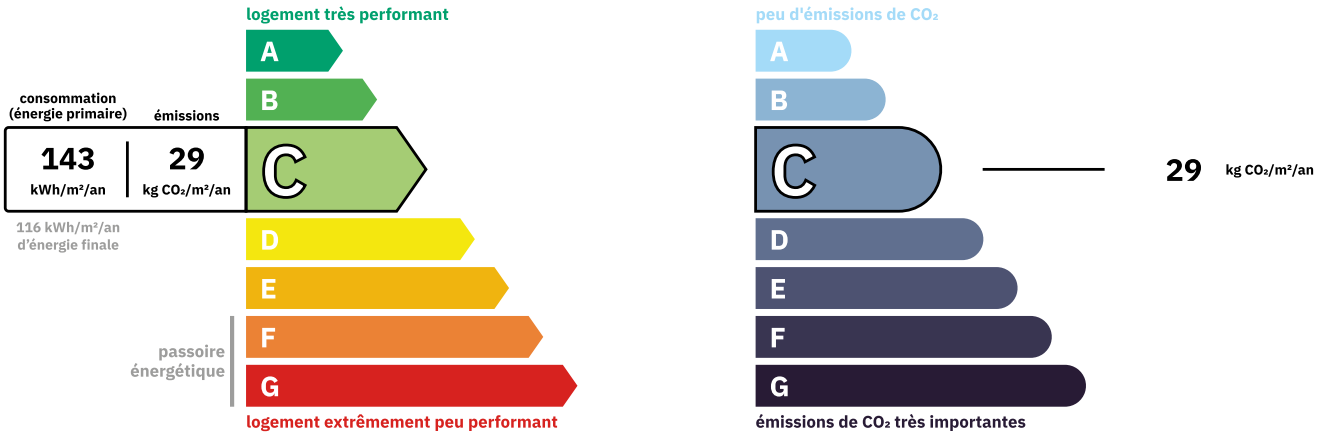
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/



Property Moderatly efficient
Estimated annual energy costs
between 2353 € and 3183€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A43173VAP83

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