

# PRESTIGE

BY LOMBARD IMMOBILIER

€ 750 000

For sale apartment

3 rooms

Surface : 98 m²

Year of construction : 2018

Exposition : Sud

View : Dégagée

Hot water : Individuelle électrique

Inner condition : excellent

Standing : prestige

Building condition : new

Features :

lift, double glazing, gated, calm, pool

2 bedroom

1 terrace

2 showers

2 WC

2 garage

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

04/05/2025 - Prix T.T.C



## Apartment 1108 Saint-Raphaël

Discover this exceptional 98 m² apartment, located in a secure and quiet residence, a stone's throw from the Valescure Golf Course and shops. Highlights: - Large terrace of 48m² facing due south, not overlooked - Bright living room with semi-equipped open kitchen - 18m² mezzanine, ideal for an office or relaxation area - 2 bedrooms, one with access to a private 40m² garden - 2 modern bathrooms and separate WC - Secure residence in a privileged setting A few minutes from the beaches of Agay, close to main roads and amenities. Rare opportunity! Ideal main residence, secondary residence or rental investment. Contact us now to arrange a visit and discover this exceptional property! Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

Fees and charges :

Annual current expenses 2 431 €

Well condominium

750 000 € fees included



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SIRET FR15527944714 - Garantie financière : QBE d'un montant de 110000 € - Document non contractuel - \*prix F.A.I.