



Exceptional Waterfront Estate - Absolute Privacy & Prestige

For sale Price on request

<i>Product type</i> Villa	<i>Num rooms</i> 8
<i>City</i> Saint-Raphaël	<i>Country</i> France
<i>Living area</i> 380,77 m²	<i>Land area</i> 2 500 m²
<i>Total area</i> 5 000 m²	<i>Bedrooms</i> +5
<i>Bathrooms</i> +5	<i>Parkings</i> +5
<i>Cellar</i> 1	<i>Box</i> 1
<i>Floor</i> -1, 0, 1 & Terrace	<i>Condition</i> Renovated
<i>View</i> Sea	<i>Exposure</i> South
<i>Release date</i> Available	<i>Ref.</i> MCEFR6

A rare opportunity to acquire a prestigious waterfront property combining privacy, elegance, and exceptional amenities.

This outstanding waterfront estate has been fully renovated to the highest standards and is set on a magnificent 2,500 sq.m seaside plot. With direct access to the sea, the villa enjoys an exceptional and truly paradisiacal setting, offering complete privacy with no vis-à-vis.

Dating back to the 1920s, the main residence seamlessly blends timeless architectural elegance with contemporary comfort.

- First floor: A spacious living room, an elegant dining room, and a fully equipped kitchen, all designed for refined entertaining.
- Ground floor: Three en-suite bedrooms opening onto a generous shared terrace, along with a bar area, sauna, and laundry room.
- Lower level (-1): A dedicated spa area with changing facilities (vestiaire).
- Rooftop level: A bar and solarium, offering a spectacular setting for relaxation and sunset views.

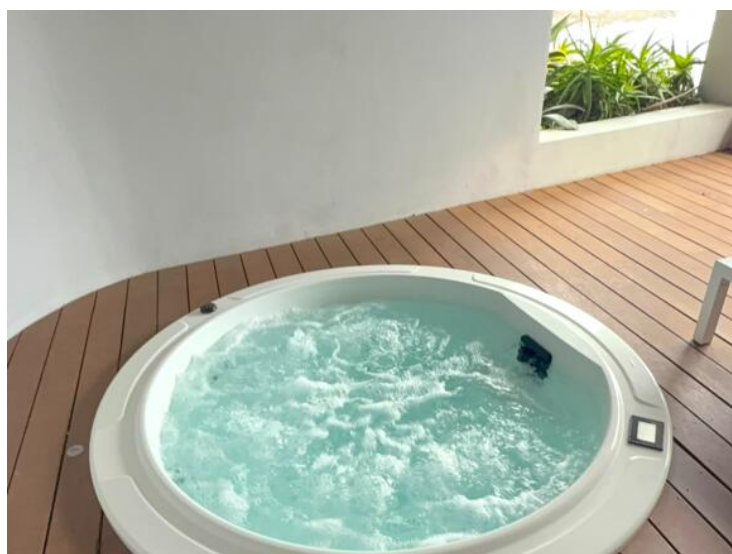
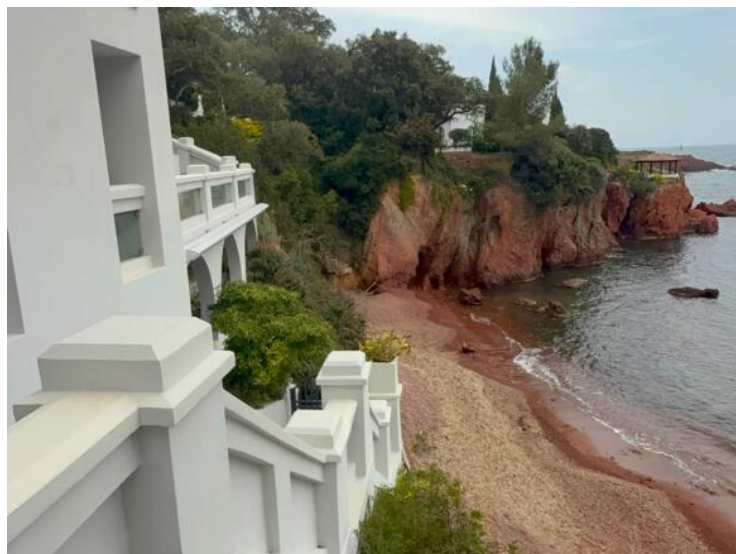
The property also includes two independent guest houses:

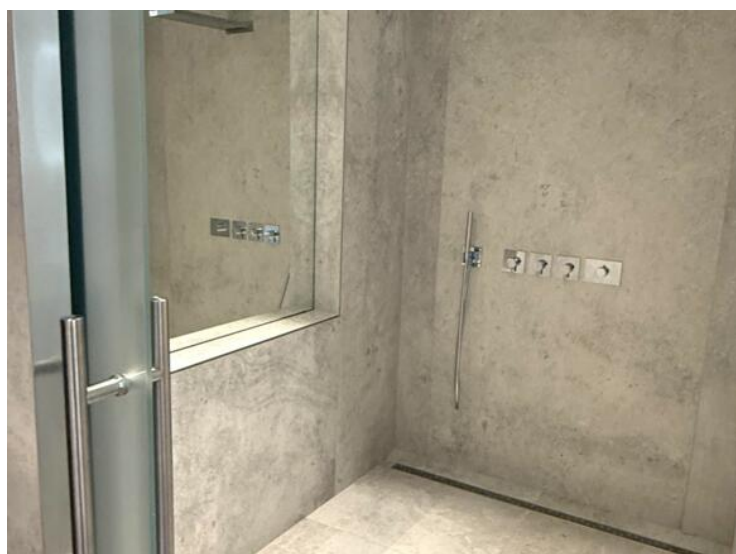
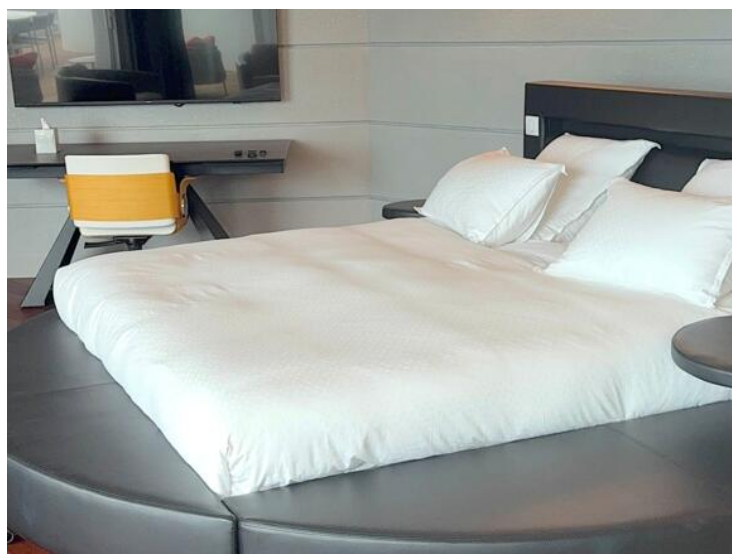
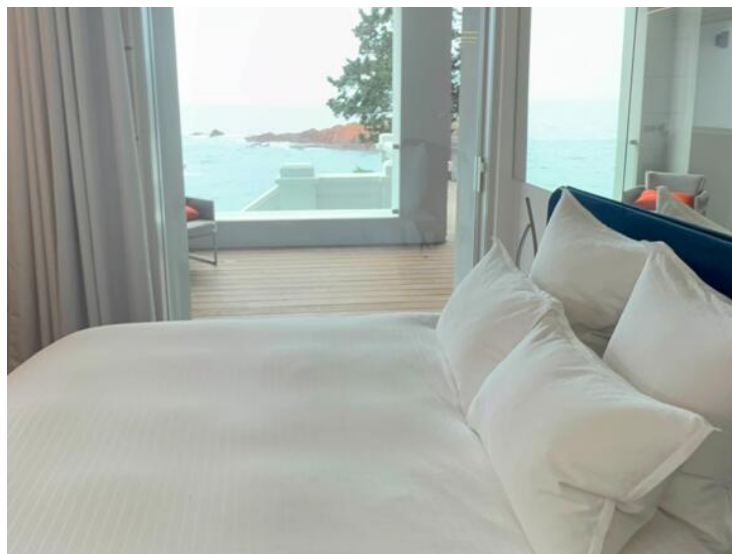
- A bright guest house featuring a living room opening onto a large terrace and patio, a kitchen, a guest WC, and two en-suite bedrooms.
- A caretaker's house on the first floor, with an enclosed garage accommodating two vehicles on the ground level.

The estate further benefits from multiple outdoor parking spaces and a stunning 84 sq.m swimming pool, perfectly integrated into the outdoor living areas.

Contact us for additional photographs, further information about the property, or to arrange a private viewing!









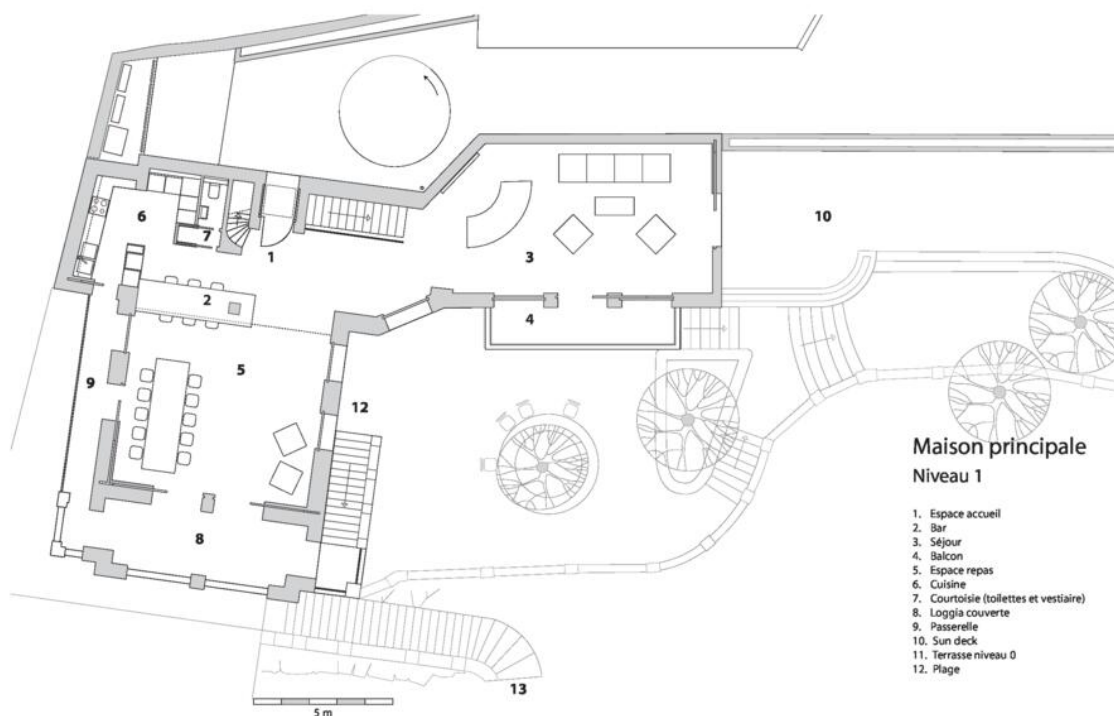
ANTHÉA

Plan d'ensemble

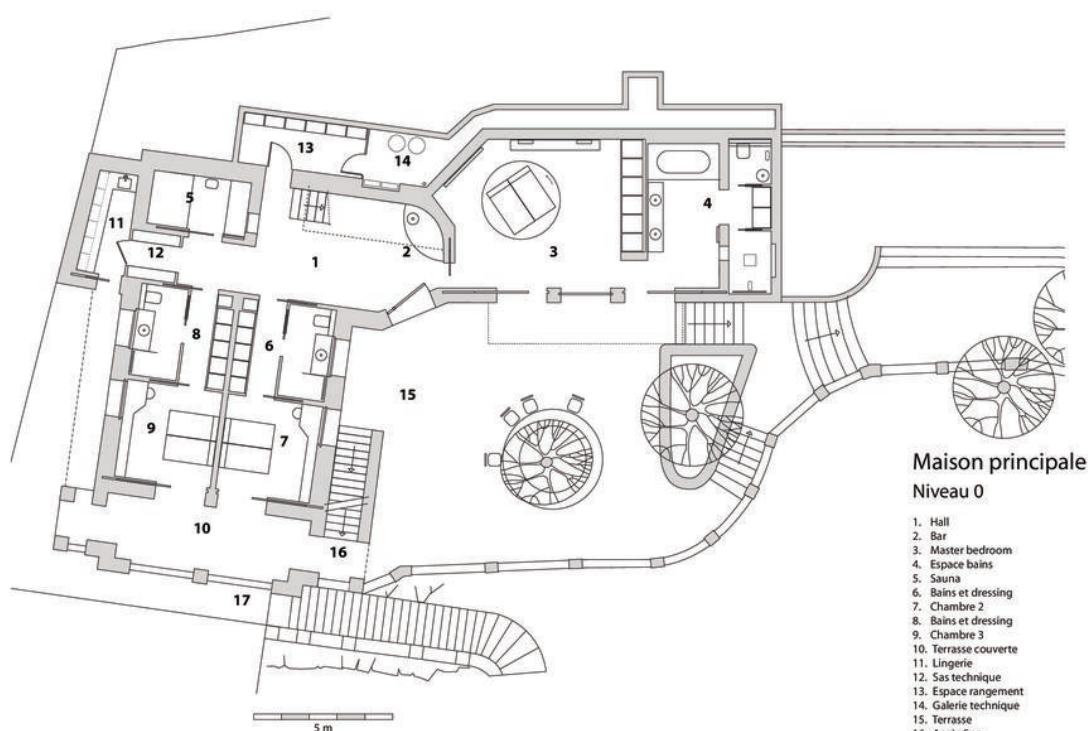
1. Maison principale
2. Maison d'invités
3. Kiosque
4. Local jardin
5. Local piscine
6. Sun deck
7. Piscine
8. Terrasse master bedroom
9. Terrasse
10. Falaise
11. Accès plage
12. Plage
13. Méditerranée
14. Portail d'accès
15. Zone de stationnement
16. Parvis entrée
17. Plateau de retournement voiture
18. Accès mer



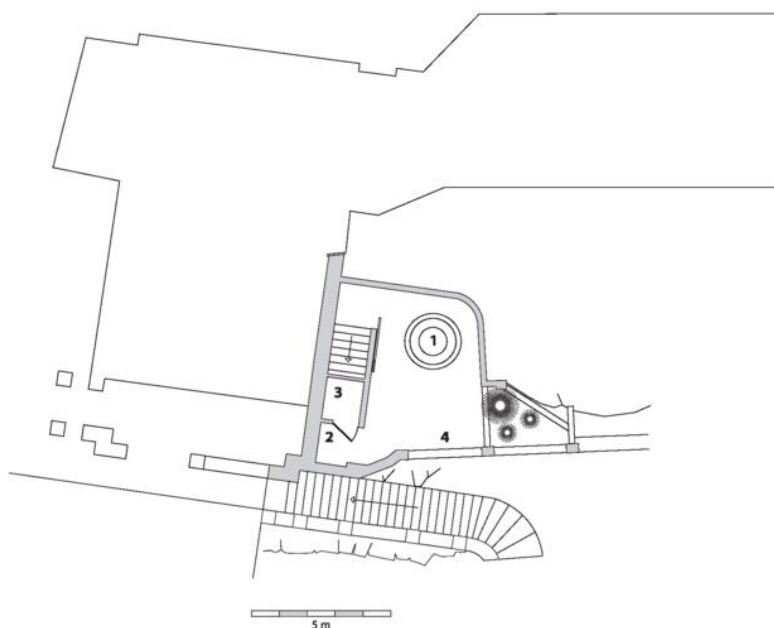
Plan indicatif non contractuel



Plan indicatif non contractuel



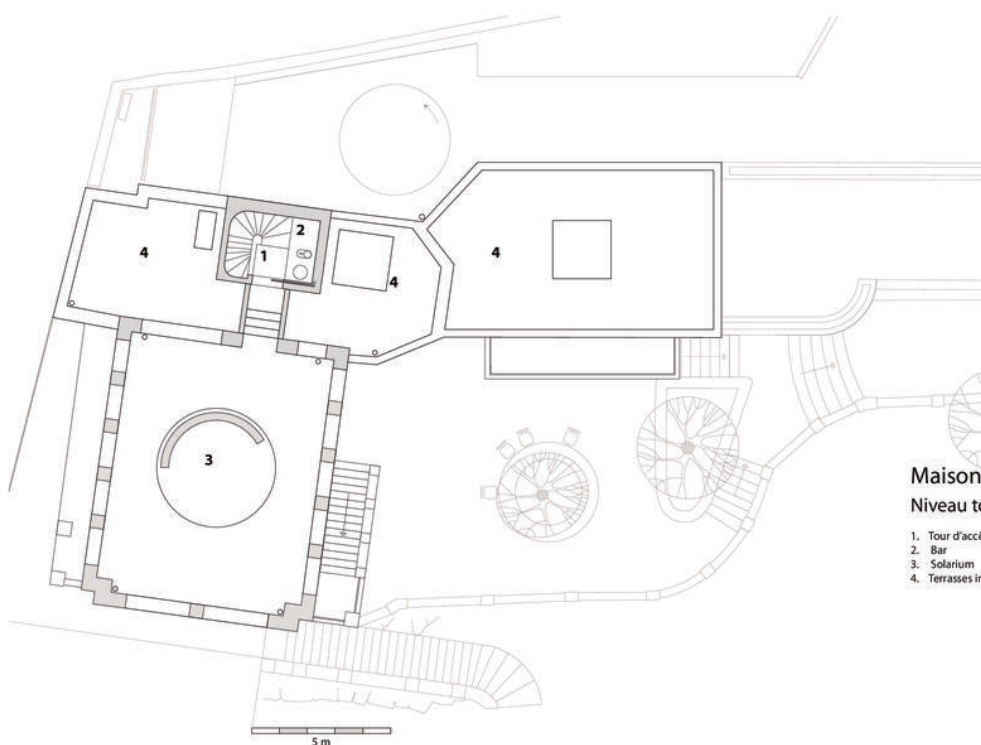
Plan indicatif non contractuel



Plan indicatif non contractuel

Maison principale Niveau -1

1. Spa
2. Vestiaire
3. Local technique
4. Vue sur la mer



Plan indicatif non contractuel

Maison principale Niveau toiture

1. Tour d'accès
2. Bar
3. Solarium
4. Terrasses inaccessibles

