

Frontline Sea View Villa in Anthéor – Panoramic Sea View, Exceptional Setting and B&B Potential



INFORMATION

Town:	Saint-Raphaël
Department:	Var
Bed:	5
Bath:	5
Floor:	215 m ²
Plot Size:	910 m ²

IN BRIEF

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.

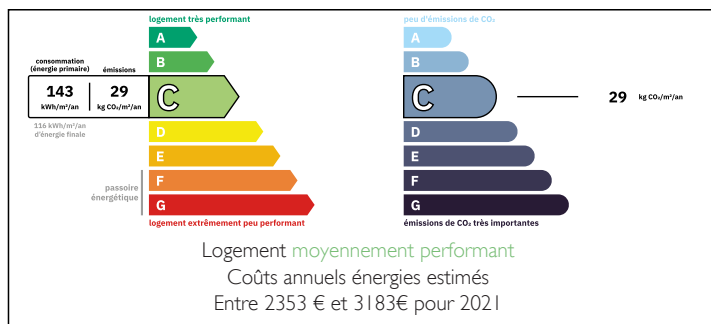
Built over two levels on a 910 m² plot, the upper floor offers bright, open living spaces with cathedral ceiling, fireplace, loggia and terraces — and all rooms on this level enjoy sea views.

The garden level features a 35 m² independent apartment, a studio, and a large adaptable space, complemented by multiple shower rooms and kitchenettes — offering excellent B&B or rental potential in this highly touristic area.

The garden allows for pool installation.

Direct access to the beach just across the street.

ENERGY - DPE



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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.



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.

LOCAL TAXES

Taxe foncière: 3045 EUR

Taxe habitation: EUR

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 several terraces and relaxation areas, with strong potential for the installation of a swimming pool overlooking the sea.

NOTES