

Saint-Raphaël Boulouris – Two-bedroom house, 180 sea view, pool and beaches 400 m away

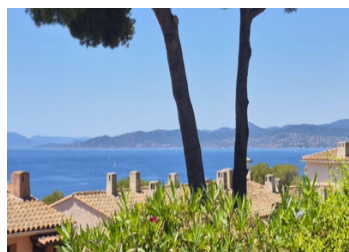


INFORMATION

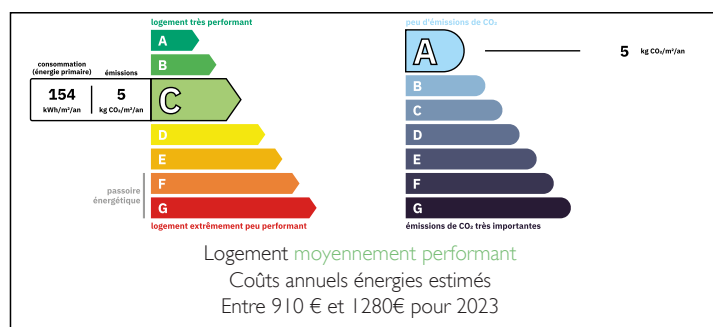
Town:	Saint-Raphaël
Department:	Var
Bed:	2
Bath:	1
Floor:	61 m2
Plot Size:	347 m2

IN BRIEF

In the heart of Boulouris, within the sought-after Le Panorama residence, this 61.05 m² house enjoys a peaceful elevated position and superb 180° views across the Mediterranean and the Estérel hills. The beaches are only 400 metres away. Attached on one side and facing south-west, it comprises a bright living room with fireplace, a fitted kitchen, two bedrooms with built-in storage, a shower room and separate WC. The 320 m² plot includes a private sea-view garden and covered terrace. The secure residence, with caretaker and electric gate, offers a swimming pool and tennis court. A 17 m² garage, outdoor parking space and further parking possibilities complete the property. In need of updating and sold partly furnished, it offers an excellent French Riviera retreat with strong seasonal rental appeal.



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

In the heart of Boulouris, one of Saint-Raphaël's sought-after coastal areas, this attractive house occupies a privileged position within the Le Panorama residence. Its peaceful elevated setting provides exceptional 180° views across the Mediterranean Sea and towards the distinctive red hills of the Estérel. The beaches are only 400 metres away, placing the Riviera lifestyle within easy walking distance.

Attached on one side only, the property offers 61.05 m² of official Carrez floor space and stands on a 320 m² south-west-facing plot.

The accommodation includes a bright 26.10 m² living and dining room with fireplace, complemented by a fitted and equipped kitchen. The sleeping area comprises two bedrooms with built-in storage, a shower room and a separate WC.

The private sea-view garden is one of the property's defining features. Its covered terrace provides an inviting setting for outdoor dining, entertaining or simply enjoying the Mediterranean climate and panoramic surroundings. A covered entrance, an external cupboard and approximately 10 m² of attic space provide useful additional storage.

Le Panorama is a secure and highly regarded residence with an electric entrance gate and resident caretaker. Owners also have access to a swimming pool and tennis court, creating an appealing environment for holidays and year-round living.

The property is completed by a separate 17 m² garage, an outdoor parking space and further parking possibilities.

The interior would benefit from updating, giving the next owner an opportunity to create a personalised coastal home and enhance the property's full potential. A selection of furniture and...

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