

Inviting villa offering ample space in a highly sought-after area, featuring stunning panoramic views.



INFORMATION

Town:	Montauroux
Department:	Var
Bed:	4
Bath:	4
Floor:	233 m2
Plot Size:	3000 m2

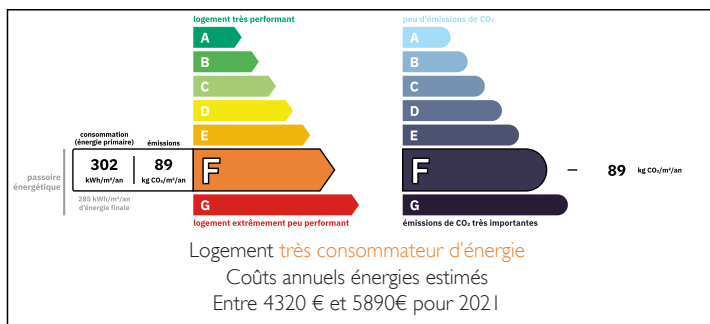
IN BRIEF

In a sought-after domaine, you will find this beautiful villa of 235 m2 with panoramic views of the mountain landscape and the lake St. Cassien. The gated driveway leads up to the house and the covered carport. From here, there is direct access to the ground floor with an independent apartment. It has an office/bedroom, a shower room, an open-plan kitchen with living room and sleeping area.

Going up the beautiful staircase to the first floor you will find a bright dining room with plenty of space, a spacious living room with an open fireplace, high ceilings and a fantastic view of the wonderful southern French countryside and the lake St Cassien. Connected to the living room is a large classic provincial kitchen, with a large dining room and access to a beautiful terrace. Also on the first floor are...



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

This beautiful south-east facing house built on three levels offers plenty of space for a large family and friends.

In the popular area of Montaroux. The garden is 3000 m2 and is filled with classic southern French planting including palm trees. 60 minutes from Nice airport, close to the motorway, shops, cinema, school and the great golf course is only 15 minutes from the house. There is access to tennis courts, gym and all this just 20 from the Mediterranean.

There is an electric gate, infinity pool, pool house with plenty of storage space.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES