

Beautiful property with swimming pool, 3 bedrooms, a study and a flat garden close to a quiet village



INFORMATION

Town:	Montauroux
Department:	Var
Bed:	4
Bath:	3
Floor:	213 m2
Plot Size:	2421 m2



IN BRIEF

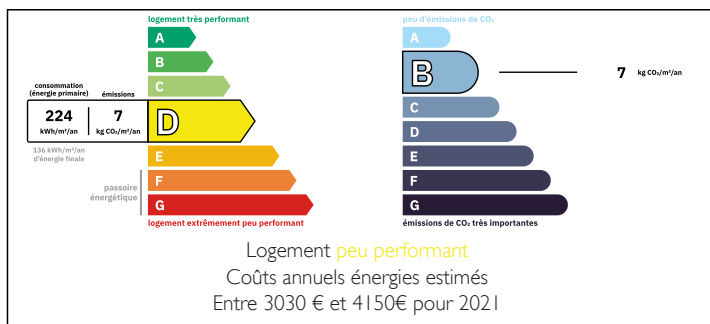
NEW Are you dreaming of a bright, spacious villa? Then look no further! This magnificent, charming villa, nestled in a peaceful residential setting, is now on the market and ready to seduce you. Just a few minutes from the village!

You'll be greeted by a vast 20 m² hallway leading to a bright 58 m² double living room, complete with cosy fireplace. The large, fully-equipped, separate kitchen is a real asset for food lovers. With 2 large bedrooms, an office and 3 beautiful bathrooms, this villa offers all the space you need.

Upstairs, an additional bedroom with en suite bathroom awaits you, ideal for guests or a private space. With a total of 213 m² of living space (Loi Carrez) on 2421 m² of flat, landscaped grounds, this property is a haven of peace.

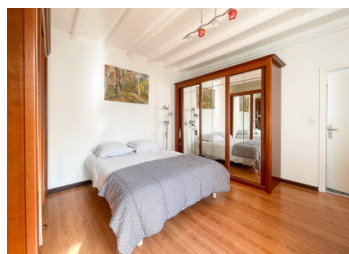
What's more, you'll also benefit from a...

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

New Property to Discover!

Dreaming of a spacious, light-filled villa? Then look no further! This magnificent, charming villa, nestled in a peaceful residential setting, is now on the market and ready to seduce you. Just a few minutes from the village, you'll enjoy an ideal living environment. As soon as you enter, you'll be greeted by a vast 20 m² hallway leading to a bright 58 m² double living room, complete with cosy fireplace. The large, fully-equipped, separate kitchen is a real asset for food lovers. With 2 large bedrooms, an office and 3 beautiful bathrooms, this villa offers all the space you need.

Upstairs, an additional bedroom with en suite bathroom awaits you, ideal for guests or teenagers. With a total of 213 m² of living space (Loi Carrez) on 2421 m² of flat, landscaped grounds, this property is a haven of peace.

Imagine enjoying summer by the large swimming pool, in the summer kitchen or on the vast covered terraces, perfect for relaxing with family or friends. What's more, you'll benefit from a carport, a cellar, a storeroom and an individual sewage system that complies with standards and has recently been redone.

A rare property for sale in this area, this is an opportunity not to be missed!

Contact us today to arrange a viewing and discover your future home!

Co-owned building of 13 units
Provisional annual charges: 134€

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

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES