

## Charming Stone Bastide with Panoramic Views – 412m<sup>2</sup> of living space in 3 independent apartments



## INFORMATION

Town:	Montauroux
Department:	Var
Bed:	6
Bath:	4
Floor:	412 m <sup>2</sup>
Plot Size:	3100 m <sup>2</sup>

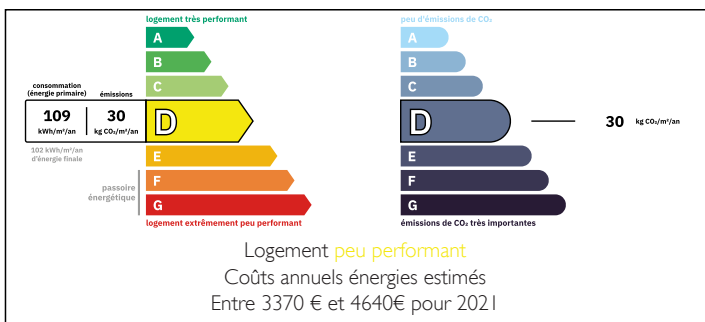
## IN BRIEF

In a sought-after location, just 10 minutes from the motorway, this beautiful stone property sits on a 3,200m<sup>2</sup> plot with breathtaking views. Divided into three independent apartments (125m<sup>2</sup>, 106m<sup>2</sup>, and 62m<sup>2</sup>), it's ideal for a large family or investment opportunity.

Features include spacious living areas, multiple terraces, a garage, a 50m<sup>2</sup> workshop, underfloor heating, photovoltaic panels, and ample parking. Conveniently located near Terre Blanche Golf Course, Lac de Saint-Cassien, and just 35 km from Cannes



## 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.



## LOCAL TAXES

**Taxe foncière: 3000 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Nestled in a sought-after residential area, this beautiful bastide offers 412m<sup>2</sup> of living space with fabulous panoramic views. Set on a 3,200m<sup>2</sup> plot, this well-built property is perfect for a large family or as an investment opportunity with its three independent apartments.

Property Highlights:

Apartment 1 (approx. 125m<sup>2</sup> over two levels):

Spacious living room with a fireplace  
Semi-open-plan kitchen  
Two terraces (a covered 42m<sup>2</sup> west-facing terrace & a south-facing terrace)  
Upstairs: Master suite with bathroom, shower & dressing room, second bedroom, and additional shower room

Apartment 2 (approx. 106m<sup>2</sup> also over two levels):

Bright living room opening onto a covered south-facing terrace  
Semi-open-plan kitchen  
Upstairs: Two bedrooms & a bathroom with shower

Apartment 3 (approx. 62m<sup>2</sup>, garden level):

Cozy living room with an open-plan kitchen  
Two bedrooms & a shower room

Additional Features:

Versatile 39m<sup>2</sup> room on the garden level, connected to the upper floors  
Garage & 50m<sup>2</sup> workshop  
Ample parking space  
Underfloor heating with an oil-fired boiler  
Photovoltaic panels for energy efficiency  
Mains drainage & automatic irrigation system (using a rainwater recovery well)

Prime Location:

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: [info@leggett.fr](mailto:info@leggett.fr)