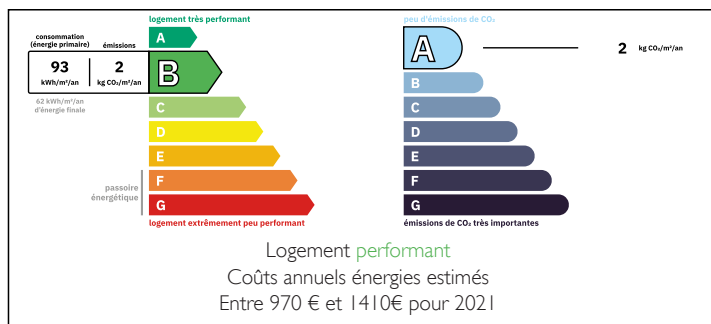


Contemporary 195 sqm house on a 2000 sqm plot, with veranda, swimming pool, carport, and parking spaces



ENERGY - DPE



INFORMATION

Town:	Méounes-lès-Montrieux
Department:	Var
Bed:	4
Bath:	3
Floor:	195 m2
Plot Size:	2000 m2

IN BRIEF

Exceptional Contemporary Villa Nestled in Greenery

Just minutes from the heart of Provence Verte, within a private residential estate, discover this rare contemporary villa, perfectly integrated into a beautifully preserved natural environment.

Fully renovated and extended with care (all permits and validations in order), this 195 sqm property combines modern design, high-end finishes, and the authenticity of a peaceful setting.

It features:

A spacious and bright living area opening onto large terraces and the garden,

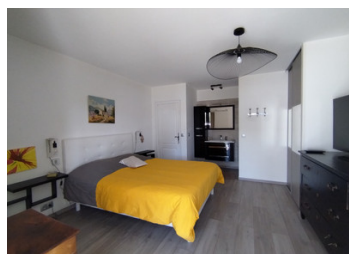
A contemporary kitchen fitted with premium materials,

Several comfortable bedrooms designed for family life or entertaining guests,

A meticulously landscaped garden, ideal for enjoying absolute peace and quiet.

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: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Exceptional Contemporary Villa – High-End Features

Located in a private residential estate, nestled in a haven of greenery, this unique contemporary villa has been fully renovated and extended with top-quality materials, meeting all administrative and planning requirements.

Offering 195 sqm of living space, the property achieves a perfect balance between modern elegance, absolute comfort, and functional design.

Inside, you will find:

A spacious and light-filled living area, bathed in sunshine through large, reinforced secure bay windows,

A premium-quality veranda extending the living room, featuring a fireplace for cozy moments,

A modern, fully fitted kitchen with premium materials,

Comfortable bedrooms, including a master suite, all with built-in storage and refined finishes,

Motorized roller shutters on all openings for everyday ease,

An independent ground-floor T2 apartment with the same high-end amenities (air conditioning, private terrace), perfect for guests or as an additional living space.

Outside:

An elegantly integrated swimming pool, bordered by a tiled deck extending from the veranda,

A beautifully landscaped garden with automatic irrigation,

A carport for convenient parking,

Manicured green spaces in a secure and privileged natural environment.

Key features:

Top-quality finishes and impeccable standards throughout,

Recent, thoughtfully designed construction blending modernity with craftsmanship,