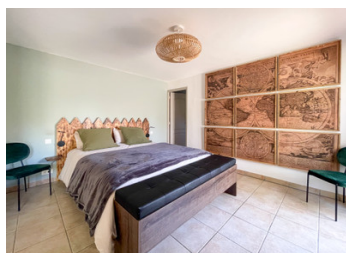


Stunning renovated stone farmhouse with swimming pool and jacuzzi, close to amenities. Rental potential



## INFORMATION

Town:	Montauroux
Department:	Var
Bed:	4
Bath:	3
Floor:	284 m2
Plot Size:	1920 m2



## IN BRIEF

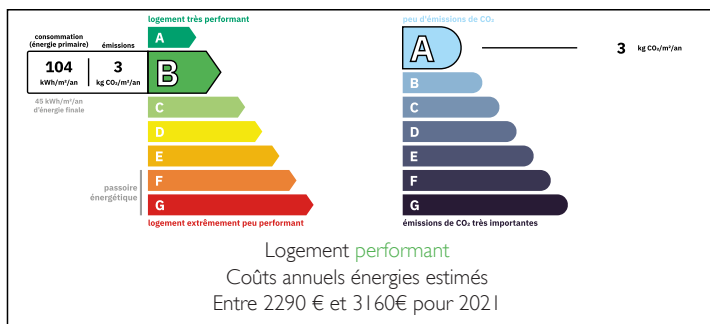
Discover this superb 284 m<sup>2</sup> stone farmhouse, a real gem combining character, authenticity and modernity, ideally located close to shops and amenities in a peaceful setting.

The ground floor comprises a welcoming entrance hall with guest WC, a fully-equipped kitchen with pantry, a dining room, a cosy lounge opening onto the terrace and garden, and a room with undeniable character and a home cinema system.

Upstairs, there are 3 bedrooms in the main house, including a magnificent master suite with its own shower room, guest toilet and private terrace with independent access. There is also a one bedroom apartment which can be accessed independently.

Outside, there is an elegant pool house, a heated swimming pool with roller shutter and jacuzzi, and a beautifully landscaped garden.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Discover this superb 284 m<sup>2</sup> (433 m<sup>2</sup> of floorspace) stone farmhouse, a real gem combining character, authenticity and modernity.

Ideally located close to shops and amenities, this rare, peaceful property will win you over with its timeless charm and exceptional features. Whether you're looking for a main residence or a bed and breakfast project, this residence offers serenity and comfort at every turn.

The interior, bathed in light and warmth, boasts generous volumes and quality fixtures and fittings.

Ground floor:

A welcoming entrance hall with guest WC - 19m<sup>2</sup>

A fully-equipped kitchen - 18m<sup>2</sup>

Laundry room - 4m<sup>2</sup>

A convivial dining room - 12m<sup>2</sup>

A cosy lounge opening onto the terrace and garden - 27m<sup>2</sup>

A room with undeniable character and an integrated home cinema system - 56m<sup>2</sup>

Air conditioning, underfloor heating and fibre optics are already installed for all your connected needs.

First floor:

Four bedrooms (17m<sup>2</sup>, 15m<sup>2</sup>, 15m<sup>2</sup> and 15m<sup>2</sup>), including a magnificent master suite with its own shower room (14m<sup>2</sup>), separate WC and private terrace with independent access

The fourth bedroom is within a self-contained apartment with a living room (13m<sup>2</sup>), separate kitchen (16m<sup>2</sup> and its own terrace, ideal for welcoming guests or developing a rental business.

Outside, the charm is immediate:

An elegant pool house, with surround sound speaker system

Heated swimming pool with integrated roller shutter