

## Panoramic mountain and lake view villa for sale in Montauroux – overlooking Lac de Saint-Cassien



## INFORMATION

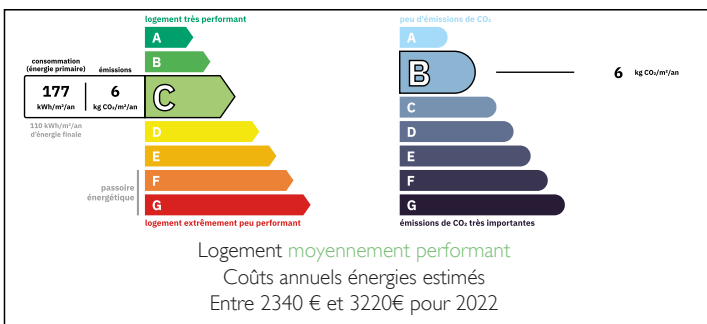
Town:	Montauroux
Department:	Var
Bed:	4
Bath:	3
Floor:	163 m <sup>2</sup>
Plot Size:	3440 m <sup>2</sup>



## IN BRIEF

Located in Montauroux with breathtaking panoramic views over Lac de Saint-Cassien, this 166 m<sup>2</sup> villa offers bright, spacious living throughout. The ground floor features an entrance hall, dining room, and a light-filled living room with wood-burning insert, all overlooking the garden and pool. The kitchen opens onto the terrace, and a ground-floor bedroom with en-suite shower room provides convenient accommodation. Upstairs includes an office area, three bedrooms, dressing room, bathroom and shower room. Set on 3,500 m<sup>2</sup> of land with a store room and covered BBQ area, the property benefits from double glazing and electric heating. A rare opportunity with exceptional views.

## 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

Enjoy breathtaking panoramic views over Lac de Saint-Cassien, this beautiful 166 m<sup>2</sup> villa offers light-filled interiors, generous accommodation and an exceptional natural setting.

The property opens into a welcoming entrance hall leading to a dining room and a bright living room with a wood-burning fire insert. Multiple openings frame the stunning views and overlook the garden and swimming pool, creating a seamless connection between indoor and outdoor living. The kitchen also benefits from direct access to the garden and terrace — perfect for al fresco dining.

On the ground floor, a bedroom with en-suite shower room provides convenient single-level living or ideal guest accommodation.

Upstairs, a mezzanine-style office area leads to three further bedrooms, a dressing room, a family bathroom and an additional shower room, offering flexible and comfortable family space.

The home benefits from double glazing and electric heating for year-round comfort.

Set within approximately 3,500 m<sup>2</sup> of land, the grounds include a store room and a covered BBQ area, ideal for entertaining while enjoying the spectacular lake views.

A rare opportunity to acquire a panoramic view property in a sought-after location, combining tranquility, space and Provençal charm.

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

## LOCAL TAXES

**Taxe foncière: 1976 EUR**

**Taxe habitation: EUR**

## NOTES