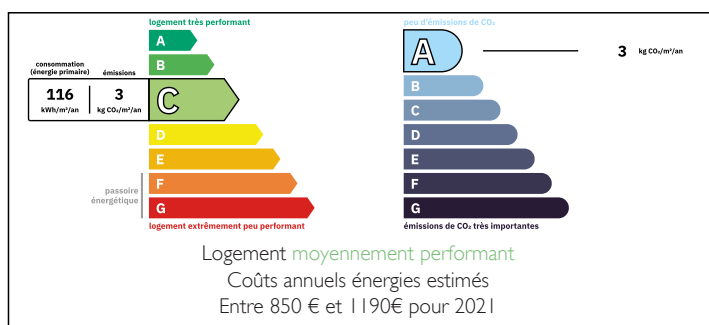


Detached house with a pool and garage, in a quiet location – Montauroux - 585,000

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Montauroux
Department:	Var
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	726 m2

IN BRIEF

Located between Montauroux (83440) and Les Adrets de l'Estérel (83600) in Les Estérets du Lac, this 115 m² single-family home spread over 3 levels enjoys a quiet setting while offering a particularly convenient location. Located just 3 minutes from the A8 highway, it offers quick access to the coast, the Alpes-Maritimes, and the villages of the Pays de Fayence.

Upon entering, you'll discover a functional living area with a fully equipped open kitchen opening onto a bright living room featuring a wood-burning stove.

The living room opens onto a beautiful south-facing covered terrace, ideal for enjoying the Mediterranean climate and the outdoors all year round.

The upper floor consists of two bedrooms—one with a balcony—a bathroom, and a separate toilet. Finally, on the lower level, you'll find a bedroom, a shower room, a separate toilet, an office, and a

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

Located between Montauroux (83440) and Les Adrets de l'Estérel (83600) in Les Estérets du Lac, this 115 m² single-family home on three levels enjoys a quiet setting while offering a particularly convenient location. Located just 3 minutes from the A8 highway, it offers quick access to the coast, the Alpes-Maritimes region, and the villages of the Pays de Fayence.

Upon entering, you'll discover a functional open-concept layout featuring a fully equipped open kitchen that opens onto a bright living room with a wood-burning stove.

The living room opens onto a beautiful south-facing covered terrace, ideal for enjoying the Mediterranean climate and the outdoors all year round.

The upper level consists of two bedrooms—one with a balcony—a bathroom, and a separate toilet. Finally, on the lower level, you'll find a bedroom, a shower room, a separate toilet, an office, and a laundry room.

A 28 m² garage completes this property.

Outside, you'll discover a lovely garden with trees and a swimming pool.

The property features a 200-liter water heater, a reversible air-to-air heat pump, and fiber-optic internet.

The villa is connected to the municipal sewer system.

A wonderful opportunity—don't wait to explore it!

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

LOCAL TAXES

Taxe foncière: 1406 EUR

NOTES