

5 bedroom villa with fabulous views, garden and swimming pool in Montauroux.



INFORMATION

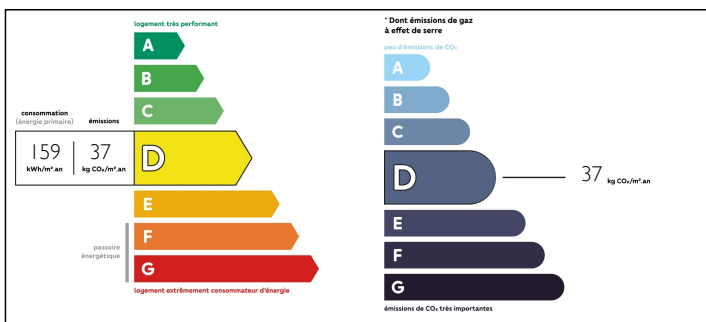
Town:	Montauroux
Department:	Var
Bed:	5
Bath:	4
Floor:	217 m2
Plot Size:	2724 m2



IN BRIEF

A large villa with 5 bedrooms and 4 bathrooms, situated in a quiet residential area just outside the village. There is a 10,5m x 5,5m heating swimming pool, jacuzzi and summer kitchen in the garden, all with fabulous views overlooking the valley. The villa benefits from gas central heating, air-conditioning and double glazing.

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

A gated entrance leads down to the house, where there is a large covered parking area for several cars.

The Provencal kitchen opens into the living room, which has an open fireplace and beams. There is a separate dining area and a large enclosed terrace.

There is one bedroom on the ground floor, with a bathroom and WC. At the rear of the house is a large lockable storage area and the boiler room.

Upstairs, the master suite has an en-suite bathroom and "trophezienne" balcony, with views over the garden and swimming pool.

There are three additional bedrooms, one with an en suite bathroom, and the other two sharing a shower room.

NOTES

All the bedrooms have air-conditioning, which was replaced in 2020/2021.

Outside, the swimming pool is heated and has a newly installed retractable cover (2022). There is a fabulous summer kitchen, with built-in pizza oven and BBQ and a WC / shower. If you continue down the garden, there is a jacuzzi.

The property has an excellent rental history but would equally make a fabulous permanent home.

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