

Charming house with lovely views, swimming pool and guest studio, situated close to the village of Montauroux

EXCLUSIVE



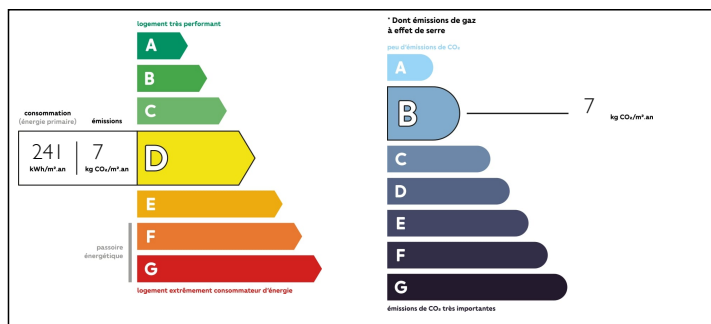
## INFORMATION

Town:	Montauroux
Department:	Var
Bed:	4
Bath:	3
Floor:	198 m2
Plot Size:	2500 m2

## IN BRIEF

A large house, with pretty views towards the village of Callian. There are 3 bedrooms in the principal house and an independent studio, which could be incorporated into the main house via a staircase. Outside, there is a pretty covered terrace, a swimming pool and a large garage of approximately 55m2.

## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

A gated driveways leads up to the property, where there is parking for several cars plus a large garage.

Upon entering the house, there is a large entrance hall with a guest WC. The living room is full of character, with exposed beams and a beautiful stone floor. There is a cosy seating area with a wood burning fire insert.

The Provençal kitchen opens onto a covered terrace.

On this level, there is a bedroom with an en-suite shower room.

There is a separate shower room, WC and master bedroom with doors to the garden and swimming pool.

Upstairs, there is a mezzanine with a seating area, plus a bedroom which is ideal for children.

Downstairs, there is an apartment which consists of a kitchen, living room with sleeping area and shower room. There is also a large cave / laundry room.

The mature garden measures 2500m<sup>2</sup> and has a round swimming pool, seating area and boules pitch. There are fabulous views towards the medieval village of Callian.

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