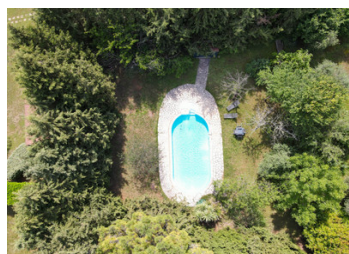


House with 3 bedrooms, garden and swimming pool, situated in Montauroux



## INFORMATION

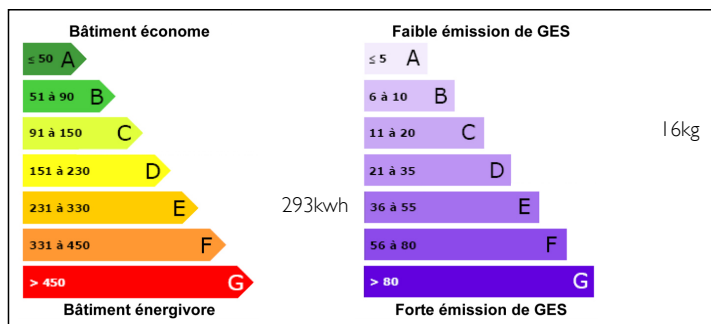
Town:	Montauroux
Department:	Var
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	2420 m2



## IN BRIEF

A charming 3 bedroom house with lots of potential. It benefits from double glazing, electric heating and a fire insert. The mature garden is not overlooked and has several outbuildings (garage / workshop / storage room). Situated close to the village.

## 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

There is a parking area at the entrance to the property, as well as gates leading to a garage.

On the ground floor there is an entrance hall with the living room directly in front. This has a wood burning fire insert , two sets of doors opening onto the terrace and leads to the open plan kitchen. Then there is a TV room with a mezzanine double bedroom upstairs. There is also a shower room.

Upstairs, there are two bedroom and a family bathroom.

Outside, there are several outbuildings used for storage and at the bottom of the garden there is a swimming pool.

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

## NOTES