

**RARE!** Lovely new detached house with 3 bedrooms near A8, garden and 2 parking spaces, ideal for active family.



## INFORMATION

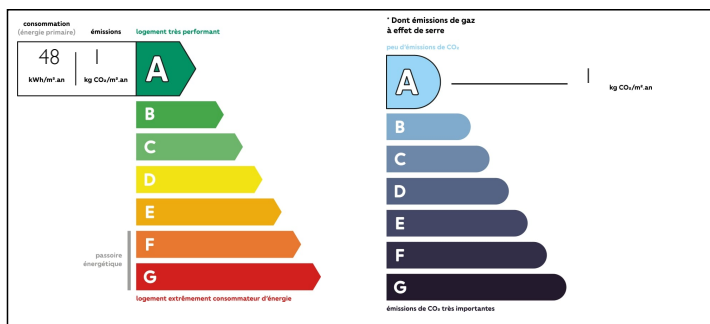
Town:	Montauroux
Department:	Var
Bed:	3
Bath:	1
Floor:	103 m2
Plot Size:	207 m2



## IN BRIEF

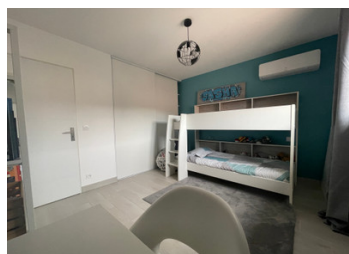
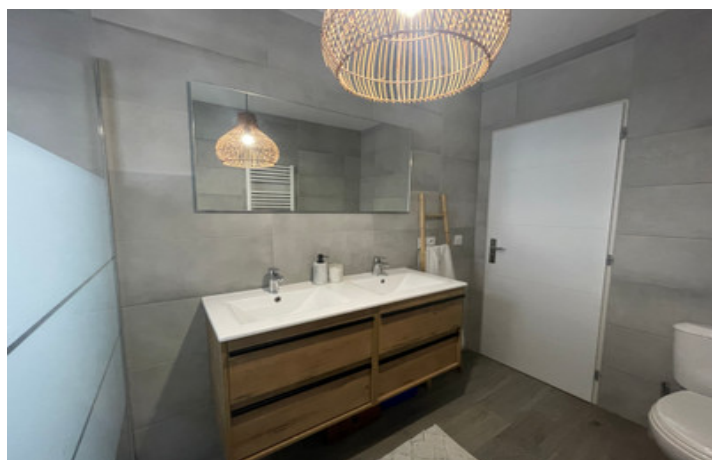
Come and discover this attractive new detached house with 103 m<sup>2</sup> living space, located in a quiet residential area close to all amenities and freeway. In a closed condominium of 15 houses, this house includes a 4.85m<sup>2</sup> entrance hall with cupboards, a guest toilet, a bright and beautiful 43m<sup>2</sup> living room opening onto a modern and sober fully-equipped kitchen, a 6.50m<sup>2</sup> laundry room/storeroom; upstairs: 3 beautiful 13m<sup>2</sup> bedrooms each with cupboards and a shower room with toilet. In addition, the house has 2 parking spaces and a 207m<sup>2</sup> garden with nature views. Ideal home for an active family working in the 06 or canton of Fayence. The big pluses: no work required, low energy costs: 455€/year, pool garden, very contemporary decor, long ten-year warranty, and low co-ownership charges: 130€/year. A must-see in this budget!

## 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

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Co-owned building of 15 units

Provisional annual charges: 130€

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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: 1300 EUR

## NOTES