

Stunning original stone farmhouse measuring 248 m with swimming pool and garden



## INFORMATION

Town:	Montauroux
Department:	Var
Bed:	3
Bath:	3
Floor:	248 m <sup>2</sup>
Plot Size:	1385 m <sup>2</sup>

## IN BRIEF

Discover this exceptional 250 m<sup>2</sup> stone farmhouse, steeped in history and offering an authentic experience.

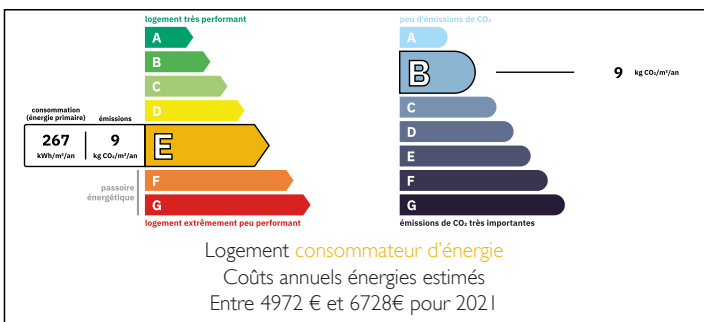
On arrival, you'll be seduced by the vast living room of over 120 m<sup>2</sup>, with its beautiful stone floor and majestic vaulted ceilings. The central open fireplace creates a convivial space for spending time with family and friends.

On the same level, a separate, fully-equipped Provencal kitchen, plus a shower room and utility room, provide all the comforts you need.

Upstairs, a cosy mezzanine lounge with fireplace awaits you, along with a family bathroom and three bedrooms, including a master suite with an ensuite bathroom and access to the garden.

Outside, there is a summer kitchen with a bread

## 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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Upstairs, a cosy mezzanine lounge with fireplace awaits you, along with a family bathroom and three bedrooms, including a master suite with an ensuite bathroom and access to the garden.

Outside, there is a summer kitchen with a bread oven, a garage and an outbuilding in need of renovation. Don't miss the opportunity to visit this Provençal gem, combining timeless character and authenticity!

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Co-owned building of 116 units  
Provisional annual charges: 320€

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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