

## 4 bedroom villa with swimming pool, Montauroux



## INFORMATION

Town:	Montauroux
Department:	Var
Bed:	4
Bath:	2
Floor:	142 m2
Plot Size:	6100 m2

## IN BRIEF

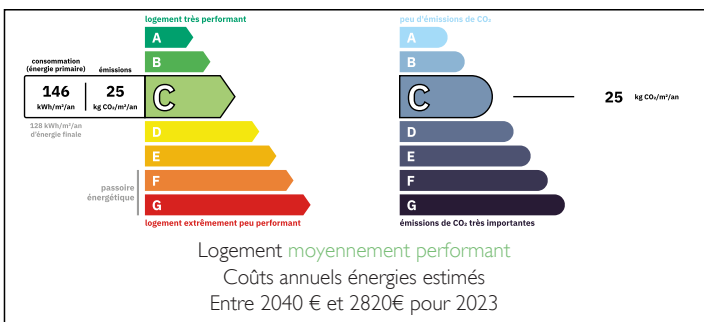
Located in a peaceful and sought-after area of Montauroux, this attractive property offers generous volumes, privacy and excellent outdoor space — ideal for family living or as a holiday retreat.

The heart of the home is a large open-plan living area with impressive high ceilings, creating a wonderful sense of light and space. The living room flows seamlessly into the open kitchen, making it perfect for both everyday living and entertaining.

There are 4 bedrooms and 2 bathrooms, providing comfortable accommodation for family and guests. Additional practical features include a laundry room and a garage.

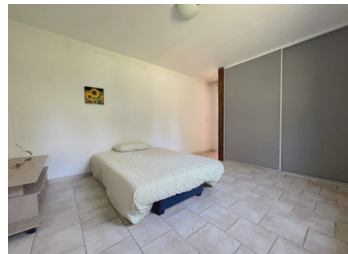
Comfort is ensured year-round with fuel central heating and a wood-burning insert, adding warmth and character during the cooler months. There are also solar panels.

## 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

At the heart of the property is a spacious open-plan living area featuring impressive high ceilings, creating a wonderful sense of light and volume. The living room flows seamlessly into the open kitchen, offering the perfect setting for both everyday living and entertaining.

The villa comprises four comfortable bedrooms and two bathrooms, providing ample space for family and guests. Additional practical features include a laundry room and a garage.

Designed for year-round comfort, the property benefits from fuel central heating, a wood-burning insert for cosy winter evenings, and solar panels for improved energy efficiency.

Outside, the villa sits on a large, flat plot of land, fully enclosed and gated to ensure privacy and security. The landscaped garden features a swimming pool, a garden shed, and plenty of space for children to play or for al fresco dining under the Provençal sun.

This is a wonderful opportunity to acquire a well-balanced home combining comfort, charm, and excellent outdoor living in one of the Var's most desirable locations.

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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: 2000 EUR**

## NOTES