LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47043JTO83 Price: 850 000 EUR

agency fees to be paid by the seller

Beautiful detached villa with pool and panoramic views – Montauroux







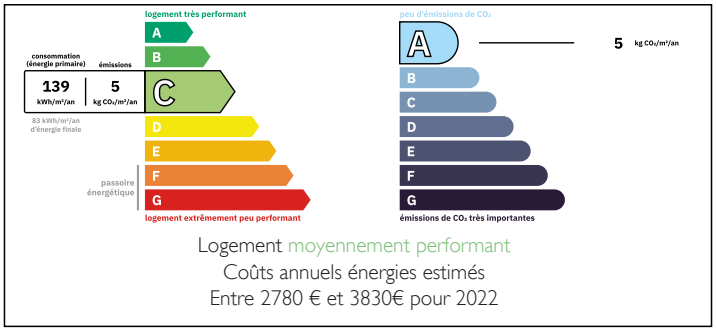








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2780 € et 3830€ pour 2022

INFORMATION

Town:	Montauroux
Department:	Var
Bed:	4
Bath:	4
Floor:	136 m2
Plot Size:	2500 m2

IN BRIEF

A beautifully presented detached villa, ideally located within walking distance of the historic centre of Montauroux. Set in over 2,500m² of landscaped terraced gardens, the property enjoys wonderful south-facing views, a 10m x 4m swimming pool, extensive terraces and mature Mediterranean planting.

The villa offers 4 bedrooms, including a superb master suite, plus 3 bathrooms/shower rooms and a separate WC. The spacious open-plan living area includes a fully fitted kitchen, dining and lounge areas, all opening onto the south-facing terrace through impressive pocket sliding doors. The villa benefits from reversible air-conditioning.

Outside, there is a double carport, ample parking, pool shower and WC and boules court

Situated on a quiet no-through lane, yet close to

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.

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NOTES

DESCRIPTION

We are delighted to present this beautifully appointed detached villa, ideally situated within easy walking distance of the historic village centre of Montauroux, while enjoying wonderful south-facing views across the surrounding countryside.

Set within over 2,500m² of beautifully landscaped terraced gardens, the property offers an exceptional combination of space, privacy and Mediterranean outdoor living, with a superb 10m x 4m swimming pool, extensive terraces and mature gardens.

The property is approached through electric gates, opening onto a private tarmac driveway with parking for two cars and continuing down to a useful double carport.

The accommodation is arranged over two levels, with the upper level providing three generous double bedrooms. All three bedrooms enjoy lovely south-facing views over the valley and have built-in wardrobes. The principal bedroom on this level benefits from an en-suite shower room with WC, while the remaining bedrooms are served by a separate shower room.

Stairs lead down to the main living level, where the house really comes into its own. A spacious, light-filled open-plan living area has been cleverly arranged into distinct kitchen, dining and sitting areas, all with direct access to the south-facing terrace.

The fully fitted kitchen includes excellent storage and workspace. Large pocket doors (galandage) sliding doors disappear completely into the walls, creating a wonderful connection between the kitchen and the terrace and allowing the living space to open fully onto the garden.

A separate utility room is positioned to the rear of the kitchen, with its own access to the terrace.

The comfortable...