LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48916SNC83 Price: 299 000 EUR

agency fees to be paid by the seller

Two-family home with a garden, garage, and unobstructed view—Montauroux

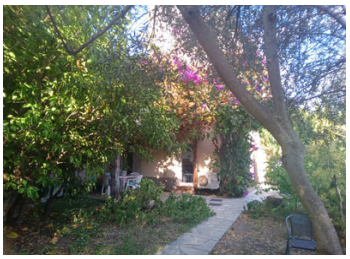














INFORMATION

Town:	Montauroux
Department:	Var
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	220 m2

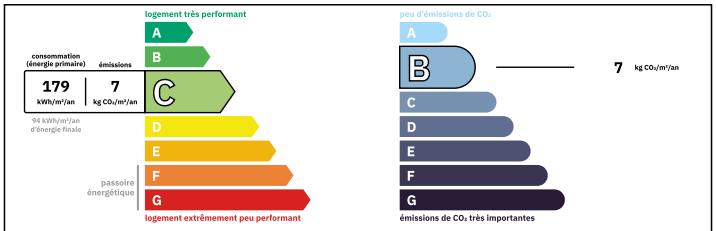
IN BRIEF

A charming village home, semi-detached on one side, with a garden, panoramic views, and a separate apartment.
It enjoys a magnificent, unobstructed view, offering a peaceful and sunny living environment year-round.
The main house, in need of some updating, includes:
On the garden level:
A living room with a fireplace, opening onto a covered terrace featuring an old washhouse, a fully equipped kitchen, and a half-bath.
Upstairs, you'll find 2 bedrooms with access to a loggia, a shower room,
and a separate half-bath.
The main house features a 220 m² garden with trees and a storage shed.

A separate apartment of approximately 27 m² featuring a living room with a fully equipped kitchen, a bathroom with a toilet, and, upstairs, a bedroom with direct access to a "Tropézienne" terrace offering a superb view.
A garage and a private parking space complete this property.

A real gem, ideal for a primary residence with rental income potential—don't wait to schedule a visit...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1710 € et 2360€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

DESCRIPTION

A charming village home, semi-detached on one side, with a garden, panoramic views, and a separate apartment.
Just a few steps from the heart of the village, discover this rare character home for sale, combining Provençal charm and comfort.
It enjoys a magnificent, unobstructed view, offering a peaceful and sunny living environment year-round.
The main house, in need of some updating, includes:
On the garden level:
A living room with a fireplace, opening onto a covered terrace featuring an old wash house, a fully equipped kitchen, and a half-bath.
Upstairs, you'll find 2 bedrooms opening onto a loggia, a shower room,
and a separate toilet.
The main house features a 220 m² wooded garden and a shed.

A separate apartment of approximately 27 m² featuring a living room with an open-concept, fully equipped kitchen, a bathroom with a toilet, and upstairs, a bedroom with direct access to a "Tropézienne" terrace offering a superb view.
A garage and a private parking space complete this property.

A real gem, ideal for a primary residence with rental income potential—don't wait to schedule a visit.

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

NOTES