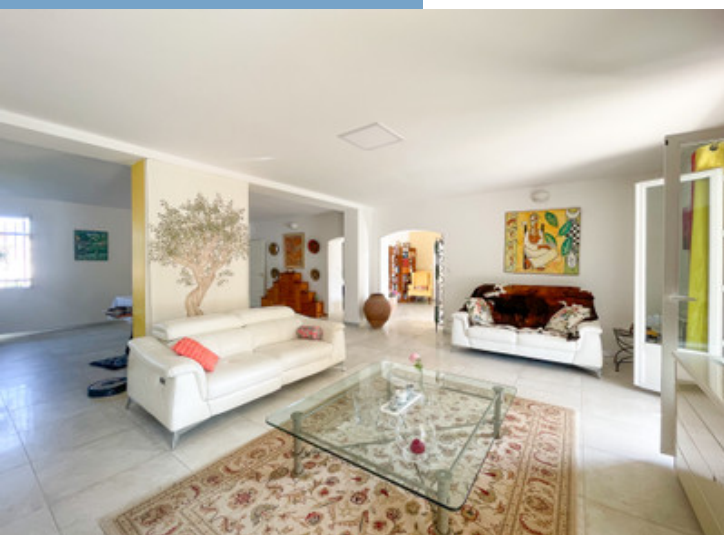




BEAUTIFUL PROPERTY WITH SWIMMING POOL, 3
BEDROOMS, A STUDY AND A FLAT GARDEN
CLOSE TO A QUIET VILLAGE

www.leggettprestige.com

BEAUTIFUL PROPERTY
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CLOSE TO A QUIET
VILLAGE...



PROPERTY FACT FILE	
REFERENCE	A33152FT83
PRICE	€ 675,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	213 m ²
LAND	2421 m ²
TOWN	Montauroux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Large open plan villa
- Close to the village and main roads
- No work required
- Flat plot with trees, quiet location
- Septic tank up to standard

BEAUTIFUL PROPERTY
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BEDROOMS, A STUDY
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CLOSE TO A QUIET
VILLAGE...

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NEW Are you dreaming of a bright, spacious villa? Then look no further! This magnificent, charming villa, nestled in a peaceful residential setting, is now on the market and ready to seduce you. Just a few minutes from the village!

You'll be greeted by a vast 20 m² hallway leading to a bright 58 m²

DESCRIPTIF

New Property to Discover!

Dreaming of a spacious, light-filled villa? Then look no further! This magnificent, charming villa, nestled in a peaceful residential setting, is now on the market and ready to seduce you. Just a few minutes from the village, you'll enjoy an ideal living environment.

As soon as you enter, you'll be greeted by a vast 20 m² hallway leading to a bright 58 m² double living room, complete with cosy fireplace. The large, fully-equipped, separate kitchen is a real asset for food lovers. With 2 large bedrooms, an office and 3 beautiful bathrooms, this villa offers all the space you need.

Upstairs, an additional bedroom with en suite bathroom awaits you, ideal for guests or teenagers. With a total of 213 m² of living space (Loi Carrez) on 2421 m² of flat, landscaped grounds, this property is a haven of peace.

Imagine enjoying summer by the large swimming pool, in the summer kitchen or on the vast covered terraces, perfect for relaxing with family or friends. What's more, you'll benefit from a carport, a cellar, a storeroom and an individual sewage system that complies with standards and has recently been redone.

A rare property for sale in this area, this is an opportunity not to be missed!

Contact us today to arrange a viewing and discover your future home!

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33152FT83>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

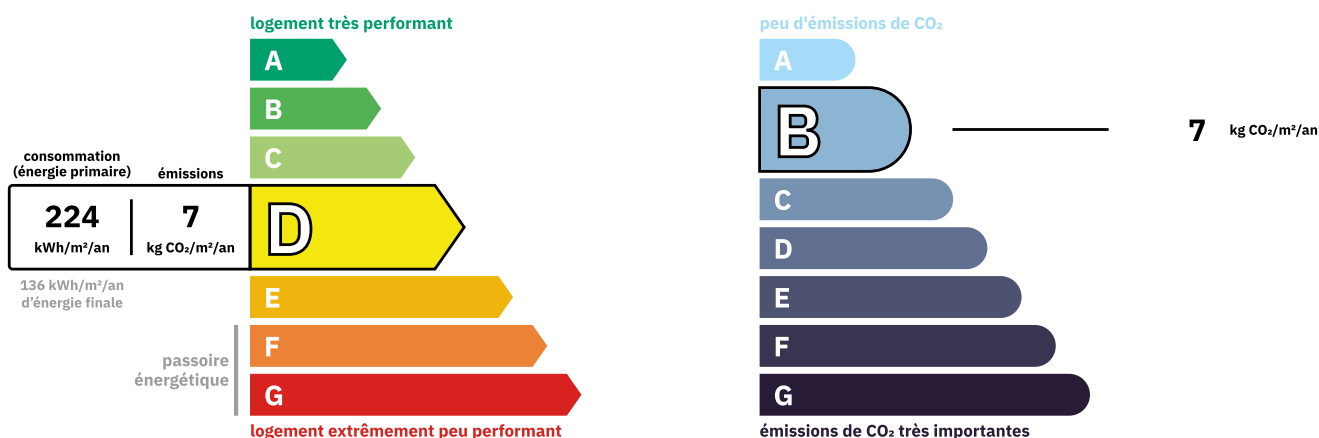
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

BEAUTIFUL PROPERTY WITH
SWIMMING POOL, 3
BEDROOMS, A STUDY AND A
FLAT GARDEN CLOSE TO A
QUIET VILLAG...

Ref : A33152FT83

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
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Property **Poorly efficient**
Estimated annual energy costs
between 3030 € and 4150€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A33152FT83
FILE COMPLETE
AND PHOTOS
ON REQUEST

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