

# Panoramic view, quiet are, walking distance from the village

Price : € 499.000



**Rooms :** 7

**Views :** Hills,  
Countryside

**Bedrooms :** 5

**Land Area :** 13000m<sup>2</sup>

**Bathrooms :** 2

**Reference ID :** 1146 / 1146

**Sqft :** 183.47 m<sup>2</sup>

**Type :** House

Nestled in the heart of 1,3 hackers on a hill, in a very quiet area but also walking distance from the village of Montfort sur Argens, just next to Cotignac, benefiting from a dominating view, this villa built in 1977 offers vast volumes, 184 m<sup>2</sup> + 77 m<sup>2</sup> garages and cellars in the basement.

At the ground floor: vast entrance hall, living room with fireplace, dining room, large kitchen, 4 bedrooms of which 2 opening onto the terrace, dressing/Office, bathroom with toilets, shower room, toilets, at the 1 st floor: vast room.

Mai sewage and water, needs some works (grading and electricity), possibility to build a pool.

## Features :

Double glazing

Crawl space

## Area`s:

1 Land

1 Bedroom

1 Entrance

1 Dining room

1 Living-room	1 Kitchen	1 Bedroom	1 Bedroom
1 Bathroom	1 Shower room	1 Lavatory	1 Corridor
1 Bedroom	1 Bedroom	1 Walk-in closet	2 Garage
1 Cellar	1 Cellar	1 Corridor	1 Corridor

**Nearby:**

Town centre (500 metres)      Shops (500 metres)

Energy - Conventional consumption Class : A

Energy - Emissions estimate Class : A

Electricity : 1

Land Value Tax : 2.500 € / year

Energy - Conventional consumption : -3 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : -3 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://azurpavillon.com/real-estate/listing/panoramic-view-quiet-are-walking-distance-from-the-village-83020855>