

MONTFORT SUR ARGENS - Stone house, 3 bedrooms with pool, garage, and full basement.

Price : € 385.000



Rooms : 4

Bedrooms : 3

Bathrooms : 2

Sqft : 93 m²

Type : House

Views : Countryside

Land Area : 398m²

Reference ID : 1178 / 1178

Montfort-sur-Argens, a Provençal village located just 5 minutes from Cotignac, between Brignoles and Barjols, is the ideal location for this stone house, combining charm, modern comfort, and functionality. Only an hour from the airports of Marseille and Nice, and 45 minutes from the TGV stations of Aix-en-Provence and Draguignan, you will also benefit from all the necessary local amenities: bakery, hairdresser, café, restaurants, a medical center, a supermarket, a school, and a library, making daily life easier. Inside the house, the bright living room opens onto a terrace with a pool, an ideal space to relax or entertain. The practical, functional kitchen is designed to make the most of the space. The three bedrooms, one of which has an en-suite bathroom, provide all the comfort you need, along with a modern bathroom and a separate WC. Outside, the garage, equipped with water and electricity, offers great practicality. The basement of about 50 m² provides various options for development or storage. The garden, low-maintenance, is planted with Mediterranean plants that require little water. The house also has excellent energy performance, with a B/A rating, ensuring optimal energy efficiency. The annual costs for standard use are estimated to be between €510 and €740 per year, depending on usage. Additionally, it is designed to reduce its environmental impact: external insulation with high-performance materials (polyurethane, lime, hemp) for optimal thermal and acoustic comfort, a thermodynamic water heater, and a reversible heat pump for reduced energy consumption. The carefully selected finishes, such as the travertine flooring and the parquet in two of the bedrooms, add a high-quality touch, while efficient ventilation ensures a healthy indoor climate. Feel free to contact me for more information or to schedule a viewing of this house. This way, you can discover the full potential of this unique property for yourself.

Features :

Air-conditioning

Double glazing

Sliding windows

Internet

Crawl space

Outdoor lighting

SAS astrid segaar immobilier
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TVA intracommunautaire : FR28752484360
SIRET : 752 484 360 00017 – SAS capital de 1000 €

Optical fiber Swimming pool Alarm system Electric gate

Area`s:

1 Land	1	1 Corridor	1 Bedroom
1 Shower room	1 Bedroom	1 Bedroom	1 Bathroom
1 Lavatory	1 Basement	1 Garage	

Nearby:

Bus	Town centre	Movies	Shops
Day care	Primary school	Supermarket	
Doctor	Public parking	Tennis	

Energy - Conventional consumption Class : B
Energy - Emissions estimate Class : A
Land Value Tax : 1.000 € / year

Energy - Conventional consumption : 82 kWh/m².year
Energy - Emissions estimate : 2 kg éqCO₂/m².year



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