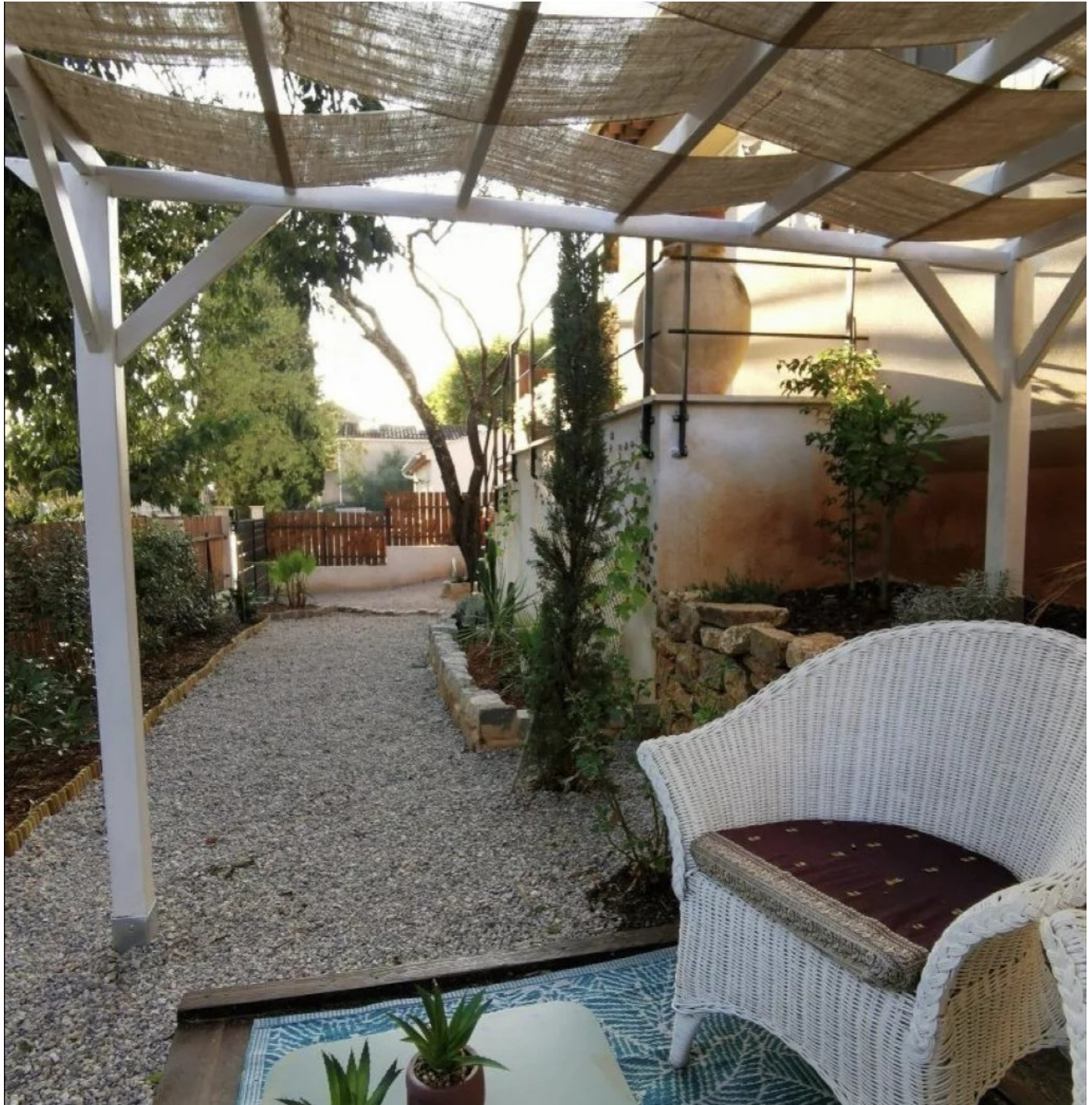


MONTFORT SUR ARGENS - Stone house, 3 bedrooms with pool, garage, and full basement.

Price : € 385.000



Rooms : 4

Views : Countryside

Bedrooms : 3

Land Area : 398m²

Bathrooms : 2

Reference ID : 1178 / 1178

Sqft : 93 m²

Type : House

Montfort-sur-Argens, a Provençal village located just 5 minutes from Cotignac, between Brignoles and Barjols, is the ideal location

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SIRET : 752 484 360 00017 – SAS capital de 1000 €

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
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



See more

<https://azurpavillon.com/real-estate/listing/montfort-sur-argens-house-with-pool-and-garage-84628465>