

# Villa with panoramic view - Montauroux

Price : € 835.000



**Rooms :** 5

**Views :** Hills, Village

**Bedrooms :** 4

**Land Area :** 2600m<sup>2</sup>

**Bathrooms :** 2

**Reference ID :** 6911922 / F6460

**Sqft :** 150 m<sup>2</sup>

**Type :** House

Nestled in the picturesque village of Montauroux, this beautiful 4-bedroom villa offers a perfect blend of comfort and stunning natural beauty. Situated just 12 minutes from the highway, this property provides both tranquility and easy access to major routes.

As you enter this beautiful home, you are greeted by a spacious and bright living area, featuring large French doors that capture the views of the surrounding countryside. The cozy fireplace is the perfect spot to relax, and the fully equipped kitchen seamlessly connects to the dining area, making it perfect for entertaining.

The villa boasts four bedrooms, each designed with comfort and style in mind. There is one en-suite bedroom on the main floor that includes a private balcony where you can enjoy your morning coffee. The other 3 bedrooms are located on the upper level which also offers a mezzanine, another bathroom and a dressing.

Outside, the property truly shines with a beautifully landscaped garden of 2600m<sup>2</sup> and an infinity pool, ideal for relaxing on warm summer days while gazing the view. The expansive terrace offers ample space for outdoor dining and lounging. Additionally, the villa includes a spacious garage and a cellar, providing secure parking and extra storage.

This Montauroux gem combines elegant living spaces with the allure of the French countryside, offering an exceptional lifestyle opportunity. Don't miss the chance to make this dream home yours!

## Features :

SAS astrid segaar immobilier  
57 Les Rives du Golf – 6610 RD 7 – Le Perrussier  
83520 Roquebrune-sur-Argens, France  
Carte professionnelle : 8303 2018 000 026 682

Tel. +33 (0) 49 8122065  
Port. +33 (0) 6 69 27 29 08  
astrid@azurpavillon.com  
www.azurpavillon.com

IBAN : FR76 1460 7003 8760 1217 2279 814  
BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

Fireplace	Swimming pool	Air-conditioning	Double glazing
Internet	Window shade	Crawl space	Irrigation sprinkler
Outdoor lighting	Intercom	Electric gate	Bowling green

**Area`s:**

1 Land	1 Living room/dining area	1 Open kitchen	1 Master bedroom
1 Walk-in closet	1 Bathroom	3 Bedroom	1 Shower room
1 Mezzanine	1 Garage	1 Cellar	

**Nearby:**

Airport (40 minutes)	Highway (12 minutes)	Town centre (7 minutes)	Shops
Golf	Lake (5 minutes)	Sea (30 minutes)	On main road (3 minutes)
Movies (10 minutes)	Primary school (7 minutes)	Supermarket (5 minutes)	Tennis (8 minutes)

Energy - Conventional consumption Class : D

Energy - Emissions estimate Class : A

Electricity : 1

Land Value Tax : 1.479 € / year

Energy - Conventional consumption : 185 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 5 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



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