

Villa with panoramic view - Montauroux

Price : € 835.000



Rooms : 5 **Bedrooms :** 4 **Bathrooms :** 2 **Sqft :** 150 m² **Type :** House
Views : Hills, Village **Land Area :** 2600m² **Reference ID :** 6911922 / F6460

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 2600m² 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 :

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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/m².year

Energy - Emissions estimate : 5 kg éqCO₂/m².year



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