

# House with breathtaking views - Montauroux

Price : € 1.090.000



**Rooms :** 6  
**Views :** Hills,  
Countryside

**Bedrooms :** 4  
**Land Area :** 5600m<sup>2</sup>

**Bathrooms :** 3  
**Reference ID :** 85418773 / F6668

**Sqft :** 185 m<sup>2</sup>

**Type :** House

Breathtaking view!!

Nestled in the heart of Montauroux, this beautiful property offers a unique blend of tranquility and convenience. Just 30 minutes from the beach and 40 minutes from Nice Airport, it provides the perfect balance between countryside serenity and easy access to the vibrant French Riviera.

The house is surrounded by lush greenery and enjoys a prime location in a very sought-after neighbourhood, close to the village and local amenities. From the spacious terrace you'll be treated to stunning panoramic views that capture the essence of the region's natural beauty.

The interior features large and sunny salon with big pocket doors through which the view is the main spectacle. It is followed by kitchen that flows seamlessly into the main living areas, making it ideal for family living. On the same level the master bedroom with private dressing an en-suite bathroom and bathtub also offers an access to the terrace. There is also a second en suite bedroom as well as another 3rd bedroom.

The upstairs level is in a loft style that provides flexible space for relaxation or entertaining. It offers salon with tv area and also a cozy fireplace, plus sleeping area. There is also a 3rd bathroom. The space is big enough to be converted into two bedrooms for a total of five bedrooms.

Outside, the property boasts a large, beautifully landscaped plot of approximately 5,600 m<sup>2</sup>. A large heated swimming pool with pool house, perfect spot to relax while listening to the song of the birds.

The private garage adds to the home's appeal, creating an inviting and functional space for year-round enjoyment.

**Features :**

Air-conditioning	Fireplace	Double glazing	Sliding windows
Internet	Window shade	Outdoor lighting	Intercom
Electric gate	Swimming pool		

**Area`s:**

1 Land	1 Living room/dining area	1 Kitchen	1 Dining room
1 Master bedroom	1 Bathroom	3 Bedroom	2 Shower room
1 Living room/dining area			

**Nearby:**

Airport (40 minutes)	Highway (15 minutes)	Town centre (5 minutes)	Movies (5 minutes)
Golf (15 minutes)	Lake (10 minutes)	Sea (30 minutes)	Supermarket (7 minutes)
Tennis (5 minutes)			

Energy - Conventional consumption Class : C  
Energy - Emissions estimate Class : A

Energy - Conventional consumption : 113 kWh/m<sup>2</sup>.year  
Energy - Emissions estimate : 3 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



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