

Charming house with lovely views, swimming pool and guest studio, situated close to the village of Montauroux

EXCLUSIVE



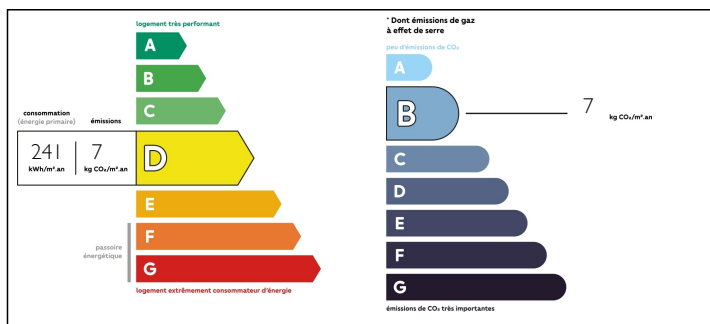
INFORMATION

Town:	Montauroux
Department:	Var
Bed:	4
Bath:	3
Floor:	198 m2
Plot Size:	2500 m2

IN BRIEF

A large house, with pretty views towards the village of Callian. There are 3 bedrooms in the principal house and an independent studio, which could be incorporated into the main house via a staircase. Outside, there is a pretty covered terrace, a swimming pool and a large garage of approximately 55m2.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



NOTES

DESCRIPTION

A gated driveway leads up to the property, where there is parking for several cars plus a large garage.

Upon entering the house, there is a large entrance hall with a guest WC. The living room is full of character, with exposed beams and a beautiful stone floor. There is a cosy seating area with a wood burning fire insert.

The Provençal kitchen opens onto a covered terrace.

On this level, there is a bedroom with an en-suite shower room.

There is a separate shower room, WC and master bedroom with doors to the garden and swimming pool.

Upstairs, there is a mezzanine with a seating area, plus a bedroom which is ideal for children.

Downstairs, there is an apartment which consists of a kitchen, living room with sleeping area and shower room. There is also a large cave / laundry room.

The mature garden measures 2500m² and has a round swimming pool, seating area and boules pitch. There are fabulous views towards the medieval village of Callian.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>