

RARE! A 2-bedroom apartment to design to your liking, featuring a south-facing terrace with panoramic views

EXCLUSIVE



INFORMATION

Town:	Montauroux
Department:	Var
Bed:	1
Bath:	1
Floor:	57 m ²
Outside Space:	20 m ²

IN BRIEF

In the heart of the village, in a quiet and sought-after setting, discover this recently built 57 m² shell unit offering significant potential for renovation. Facing due south, it features two large French doors opening onto a terrace of approximately 20 m² with a superb panoramic view of the mountains.

The exterior is fully finished. Inside, everything is ready to be customized: a living room with an open kitchen, a large bedroom (or the possibility of creating two bedrooms), a bathroom, and storage space. The high ceilings also showcase beautiful exposed beams.

Water and electricity lines are already in place, the meter is installed, and connections for two reversible air conditioning units are provided.

Parking spaces and garages are available for an additional fee.

ENERGY - DPE

DPE not required.

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.

DESCRIPTION

In the heart of the village, in a quiet and sought-after setting, discover this recently built 57 m² shell unit offering significant potential for renovation. Facing due south, it features two large French doors opening onto a terrace of approximately 20 m² with a superb panoramic view of the mountains.

The exterior is fully finished. Inside, everything is ready to be customized: a living room with an open kitchen, a large bedroom (or the possibility of creating two bedrooms), a bathroom, and storage space. The high ceilings also showcase beautiful exposed beams.

Water and electricity lines are already in place, the meter is installed, and connections for two reversible air conditioning units are provided.

Parking spaces and garages are available for an additional fee.

A wonderful opportunity to create a unique apartment, tailored to your taste, in a prime location in the heart of the village.

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

NOTES