

## Beautiful detached villa with pool and panoramic views – Montauroux

### EXCLUSIVE



### INFORMATION

|             |            |
|-------------|------------|
| Town:       | Montauroux |
| Department: | Var        |
| Bed:        | 4          |
| Bath:       | 4          |
| Floor:      | 136 m2     |
| Plot Size:  | 2500 m2    |

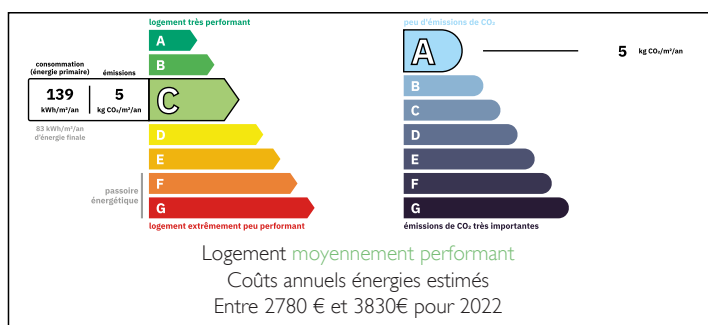
### IN BRIEF

A beautifully presented detached villa, ideally located within walking distance of the historic centre of Montauroux. Set in over 2,500m<sup>2</sup> of landscaped terraced gardens, the property enjoys wonderful south-facing views, a 10m x 4m swimming pool, extensive terraces and mature Mediterranean planting.

The villa offers 4 bedrooms, including a superb master suite, plus 3 bathrooms/shower rooms and a separate WC. The spacious open-plan living area includes a fully fitted kitchen, dining and lounge areas, all opening onto the south-facing terrace through impressive pocket sliding doors. The villa benefits from reversible air-conditioning.

Outside, there is a double carport, ample parking, pool shower and WC and boules court

### ENERGY - DPE



Situated on a quiet no-through lane, yet close to

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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

We are delighted to present this beautifully appointed detached villa, ideally situated within easy walking distance of the historic village centre of Montauroux, while enjoying wonderful south-facing views across the surrounding countryside.

Set within over 2,500m<sup>2</sup> of beautifully landscaped terraced gardens, the property offers an exceptional combination of space, privacy and Mediterranean outdoor living, with a superb 10m x 4m swimming pool, extensive terraces and mature gardens.

The property is approached through electric gates, opening onto a private tarmac driveway with parking for two cars and continuing down to a useful double carport.

The accommodation is arranged over two levels, with the upper level providing three generous double bedrooms. All three bedrooms enjoy lovely south-facing views over the valley and have built-in wardrobes. The principal bedroom on this level benefits from an en-suite shower room with WC, while the remaining bedrooms are served by a separate shower room.

Stairs lead down to the main living level, where the house really comes into its own. A spacious, light-filled open-plan living area has been cleverly arranged into distinct kitchen, dining and sitting areas, all with direct access to the south-facing terrace.

The fully fitted kitchen includes excellent storage and workspace. Large pocket doors (galandage) sliding doors disappear completely into the walls, creating a wonderful connection between the kitchen and the terrace and allowing the living space to open fully onto the garden.

A separate utility room is positioned to the rear of the kitchen, with its own access to the terrace.

The comfortable...