

620 000 €

Contact agency

Agence du Tignet

370 route de Draguignan

06530 Le Tignet

+33 (0)4 93 66 48 10 / info@agencedutignet.fr

For sale house

5 rooms

Surface : 127 m²

Surface of the living : 33 m²

Surface of the land : 2638 m²

Year of construction : 2002

Exposition : Sud

View : Jardin

Hot water : Solaire

Inner condition : very good

External condition : NEW

Features :

POOL, flat, Suite, fireplace, Bungalow rooms, Double vitrage PVC / ALU, DOUBLE GARAGE, Laundry room, Automatic gate, Absolute calm

3 bedroom

1 terrace

2 showers

3 WC

2 garage

2 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : C

Document non contractuel

03/07/2025 - Prix T.T.C



House 3784 Montauroux

Mandate 3784 "ABSOLUTE CALM / SINGLE-STORY VILLA" Ideally located in a residential area in absolute calm, this beautiful single-story detached villa, with a surface area of 127.27 m², is built on a plot of 2,638 m² with swimming pool. It consists of an entrance hall with cupboard, a separate WC with washbasin, a bright living room of 33.17 m² with insert fireplace, as well as a separate fitted kitchen with utility room / laundry room. The sleeping area includes a hallway with cupboards, two bedrooms with built-in storage, a shower room with WC, as well as a large 23 m² master suite with dressing room, shower room and WC. Services and equipment: septic tank sanitation (non-compliant), double-glazed PVC or aluminum frames with sliding bays, wooden shutters or electric roller shutters, underfloor heating (gas), solar water heater, aluminum gutters, 9x4 chlorine shell pool, covered terrace with electric awning, crawl space, automatic gate with videophone, garden shed, double garage of 29.77 m² with mezzanine and automatic opening, outdoor lighting, automatic watering. Leonardo da Vinci College: 1.7 km (4 minutes) bus stop at the end of the road Pharmacy: 1.6 km (4 minutes) E Leclerc: 2.5 km (8 minutes) Montauroux village: 1.8 km (5 minutes) Terre Blanche Golf Course: 7.2 km (11 minutes) A8 motorway: 9.8 km (12 minutes) Nice Airport: 52 km (40 minutes)

