

# Villa with exceptional panoramic view - Montauroux

Price : € 1.100.000



**Rooms :** 6

**Views :** Hills, Lake

**Bedrooms :** 5

**Land Area :** 21857m<sup>2</sup>

**Bathrooms :** 4

**Reference ID :** 85673233 / F6870

**Sqft :** 268 m<sup>2</sup>

**Type :** House

CO-SOLE AGENT - A few minutes from the village of Montauroux, discover this charming and bright villa of approx. 268 m<sup>2</sup> offering an exceptional views of Lake Saint-Cassien and the surrounding hills.

The villa benefits a spacious living room with fully-equipped kitchen opening onto a dining room and living with fireplace, with access to a sunny terrace with panoramic views of the lake and hills.

There are 5 bedrooms, 4 bathrooms and a second lounge/TV room. Cellars.

The garden of 2 hectares offers a lovely pool area, a large garage and many olive trees.

Exceptional views! To visit quickly!

## Features :

Fireplace

Alarm system

Electric gate

Swimming pool

## Area`s:

1 Entrance

1 Living-room

1 Equipped kitchen

1 Dining room

5 Bedroom

4 Bathroom

1 Garage

1 Cellar

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BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

1 Land

**Nearby:**

Airport (50 minutes)

Highway (15 minutes)

Bus

Golf (15 minutes)

Lake (5 minutes)

Doctor

Sea (30 minutes)

On main road

Supermarket

Energy - Conventional consumption Class : D

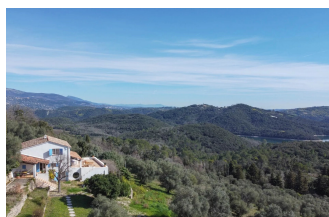
Energy - Emissions estimate Class : A

Electricity : 1

Land Value Tax : 4.395 € / year

Energy - Conventional consumption : 176 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 5 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://astridsegaar-realestate.com/listing/villa-with-exceptional-panoramic-view-montauroux-85673233>