



STUNNING RENOVATED STONE FARMHOUSE  
WITH SWIMMING POOL AND JACUZZI, CLOSE  
TO AMENITIES. RENTAL POTENTIAL

STUNNING RENOVATED  
STONE FARMHOUSE WITH  
SWIMMING POOL AND  
JACUZZI, CLOSE TO  
AMENITIES. RENTAL  
POTEN...



PROPERTY FACT FILE	
REFERENCE	A36655FT83
PRICE	€ 1,290,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	284 m <sup>2</sup>
LAND	1920 m <sup>2</sup>
TOWN	Montauroux
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Great location, close to local amenities
- Bright and spacious
- No work required
- Heated swimming pool with jacuzzi and cover
- Independent apartment

STUNNING RENOVATED  
STONE FARMHOUSE  
WITH SWIMMING POOL  
AND JACUZZI, CLOSE TO  
AMENITIES. RENTAL  
POTEN...

Ref : A36655FT83

Discover this superb 284 m<sup>2</sup> stone farmhouse, a real gem combining character, authenticity and modernity, ideally located close to shops and amenities in a peaceful setting.

The ground floor comprises a welcoming entrance hall with guest

## DESCRIPTION

Discover this superb 284 m<sup>2</sup> (433 m<sup>2</sup> of floorspace) stone farmhouse, a real gem combining character, authenticity and modernity.

Ideally located close to shops and amenities, this rare, peaceful property will win you over with its timeless charm and exceptional features. Whether you're looking for a main residence or a bed and breakfast project, this residence offers serenity and comfort at every turn.

The interior, bathed in light and warmth, boasts generous volumes and quality fixtures and fittings.

Ground floor:

A welcoming entrance hall with guest WC - 19m<sup>2</sup>

A fully-equipped kitchen - 18m<sup>2</sup>

Laundry room - 4m<sup>2</sup>

A convivial dining room - 12m<sup>2</sup>

A cosy lounge opening onto the terrace and garden - 27m<sup>2</sup>

A room with undeniable character and an integrated home cinema system - 56m<sup>2</sup>

Air conditioning, underfloor heating and fibre optics are already installed for all your connected needs.

First floor:

Four bedrooms (17m<sup>2</sup>, 15m<sup>2</sup>, 15m<sup>2</sup> and 15m<sup>2</sup>), including a magnificent master suite with its own shower room (14m<sup>2</sup>), separate WC and private terrace with independent access

The fourth bedroom is within a self-contained apartment with a living room (13m<sup>2</sup>), separate kitchen (16m<sup>2</sup> and its own terrace, ideal for welcoming guests or developing a rental business.

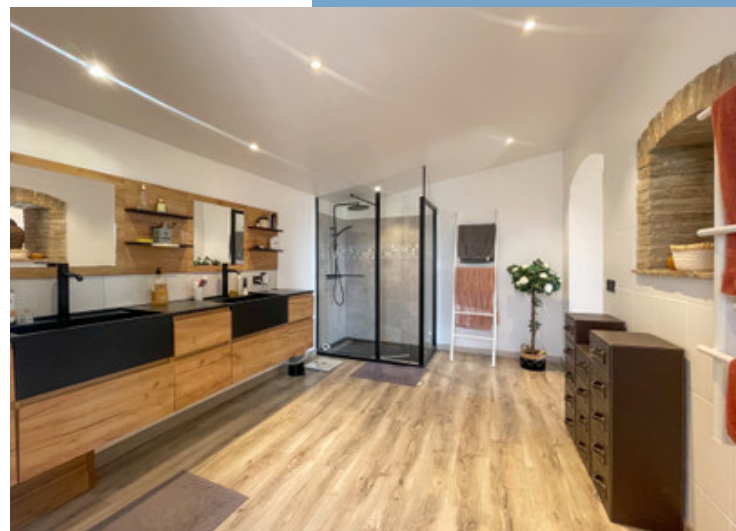
Outside, the charm is immediate:

An elegant pool house, with surround sound speaker system  
Heated swimming pool with integrated roller shutter cover and jacuzzi,

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36655FT83>

COMPLETE FILE AND PHOTO ON REQUEST

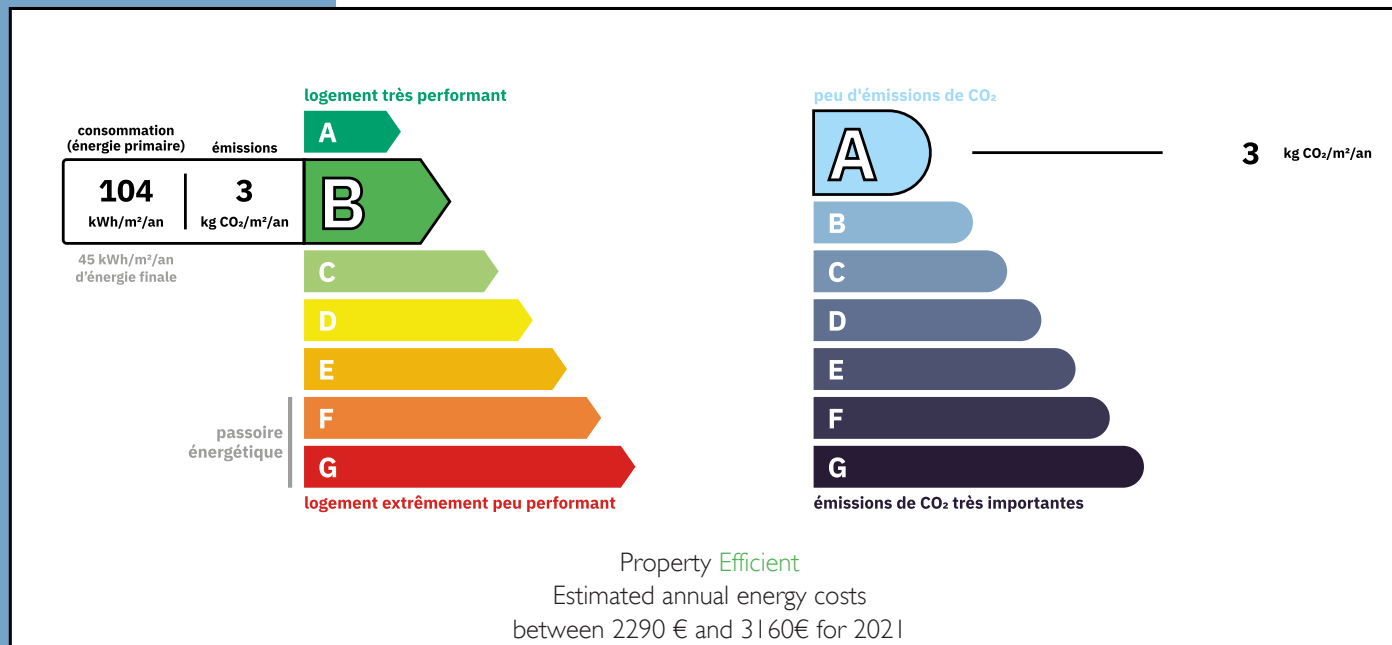


STUNNING RENOVATED  
STONE FARMHOUSE WITH  
SWIMMING POOL AND  
JACUZZI, CLOSE TO  
AMENITIES. RENTAL POTEN...

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

Ref : A36655FT83

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A36655FT83  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)