

Country house, Cotignac, Provence, great views, land, pool, large garage and potential for a gite or office.



INFORMATION

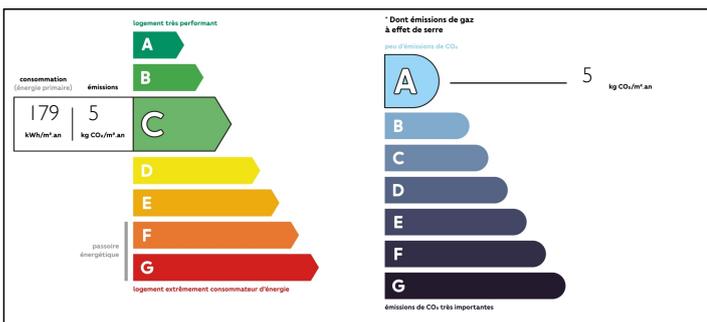
Town:	Cotignac
Department:	Var
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	13234 m2



IN BRIEF

The property is quietly situated in the beautiful countryside of Provence in a protected area, near the fabulous village of Cotignac, which is one of the "most beautiful villages in France" organisation. There is over a hectare of terraced land, far reaching views, a pool and also a large detached garage with potential as a studio / gite/ home office. The house has sitting room,/ dining room, kitchen, 3 bedrooms and bathroom. For the telephone network: it is "Fiber network" roof, electricity, bathroom, insulation completely redone in 2022. the ten-year work guarantees run until 2032 TGV, Aix-en-Provence, Marseille and Nice Airports approx. 1 hour 10

ENERGY - DPE



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

The house comprises on the ground floor : sitting room / dining room with wood burning stove, kitchen, 2 double bedrooms and bathroom. On the first floor there is 1 double bedroom.

Outside there is a private driveway and parking for several cars, a large garage of 40m² which has a studio to be renovated with potential as workshop / gite / home office etc.

There is a spacious terrace with far reaching views and a small swimming pool.

The land is over a hectare and is mainly sloping and terraced.

The location is idyllic, quiet and secluded. It is situated in the heart of beautiful Provence in a secluded and very quiet area and a short drive to the gorgeous and vibrant village of Cotignac which has a wide selection of amenities including shops, restaurants, school, boulangeries, art galleries, pharmacy, doctor etc. TGV, Aix-en-Provence, Marseille and Nice Airports approx. 1 hour 10 minutes

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

NOTES