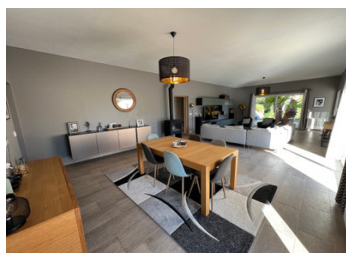


Gorgeous property in Cotignac with 4 bedrooms, huge living area, swimming pool and gardens in quiet location



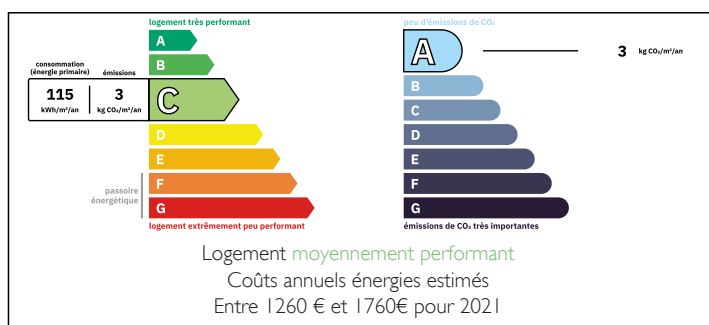
INFORMATION

Town:	Cotignac
Department:	Var
Bed:	4
Bath:	4
Floor:	191 m2
Plot Size:	4058 m2

IN BRIEF

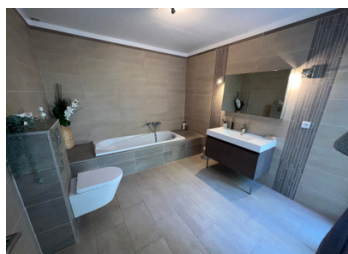
Immaculate and spacious 4 bedroom property in Cotignac with 4058m² of spacious gardens, large infinity pool, large terrace overlooking pool with Summer kitchen. Huge open plan living area, 2 bedrooms ideal as separate studio with direct access and a further 2 double bedrooms on the first floor both with en-suite bathrooms and dressing room. Just a few minutes drive to the centre of Cotignac, classed as one of the most beautiful villages in France, Internationally popular and lively all year. in the heart of Provence

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

This immaculate property in Cotignac comprises at entrance level, huge living / dining area of approx. 60m², kitchen, and W.C. French doors lead out on to the terrace overlooking the infinity pool and gardens of 4058m². There is also a large terrace with Summer kitchen. On the first floor there are 2 double bedrooms both with en-suite bathrooms and dressing room. At garden level there are a further 2 double bedrooms with bathroom and access both internal and external which is also ideal as a separate annexe.

The location is quiet with lovely views and a just a few minutes drive to the gorgeous village of Cotignac which is vibrant, internationally popular and classed as one of the most beautiful villages in France. Cotignac has a weekly market, lots of restaurants, bars, galleries, shops, pharmacy, doctor, boulangeries, primary school etc. The airport of Marseille is 1hr 15 and Nice Airport is 1h25. The beautiful city of Aix-en-Provence, the TGV and the cote d'Azur is approx. 1 hour.

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

NOTES