LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A36151GWI83 Price: 1 155 000 EUR

agency fees to be paid by the seller

Fabulous property in Cotignac with 6 bedrooms, including apartment, 3000m of gardens, swimming pool, views















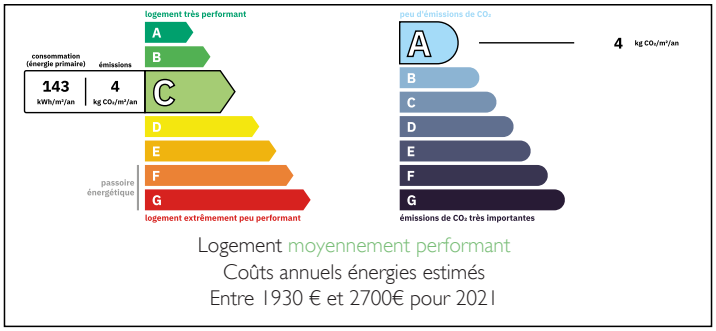
INFORMATION

Town:	Cotignac
Department:	Var
Bed:	6
Bath:	4
Floor:	233 m2
Plot Size:	3000 m2

IN BRIEF

Beautiful Provençal house in Cotignac, close to the village and all amenities. This superb house is located in the heart of a 3,000 m² plot planted with many Mediterranean species. Not overlooked, in a quiet area, it offers a lovely view of the surrounding countryside. The garden has a heated swimming pool (10 x 5 m), a summer kitchen and a pool house with shower room. Main house: entrance, living/dining room with fireplace, south-facing terrace, fully equipped open kitchen and pantry. A master suite: office space, a bedroom with storage, a private bathroom with WC, a second office space. In the other wing of the house, 3 bedrooms with storage, a bathroom, WC and a shower room with WC. A separate duplex apartment (communicating with the main house) for guests includes a living room, an equipped kitchen area,...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1930 € et 2700€ pour 2021

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.

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NOTES

DESCRIPTION

COTIGNAC, between the Gorges du Verdon and the Côte d'Azur, a beautiful Provençal house at the gateway to a unique village with colorful facades, certified as one of the Most Beautiful Villages in France since 2022. Close to the village and all amenities, this superb house is located in the heart of a flat 3,000 m² plot planted with numerous Mediterranean species.

Not overlooked, in a quiet setting, it offers unobstructed views of the surrounding countryside. The garden features a lovely heated swimming pool (10 x 5 m) with wide paved decks. There is a pleasant summer kitchen equipped with a pizza oven, a pool house with a shower room and toilet. Entrance hall, comfortable living/dining room with an insert fireplace, a shaded south-facing terrace, a fully equipped open kitchen, and a pantry. 1 spacious master suite: office space, a bedroom with ample storage, a private bathroom, and a toilet. A mezzanine leads to a second office space. On the other wing of the house, the sleeping area: 3 bedrooms with storage, a bathroom, a toilet, and a shower room with a toilet. A comfortable independent duplex apartment (connecting with the main house) to accommodate your guests: living area, equipped kitchen area, shower room with a toilet, and a mezzanine sleeping area opening onto a large sun terrace. Carport for 3 cars, a pond, and a vegetable garden. Located in a sought-after residential area, benefiting from an ideal southern exposure, the house is bright and...